LOT 62
DEEP CREEK PLANTATION PB 7/239
UTIL ESMT IN OR 2581-1539

BLEEKER LYNETTE R
16364 DEACON DR
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0062-0000

BUILDING CHARACTERISTICS

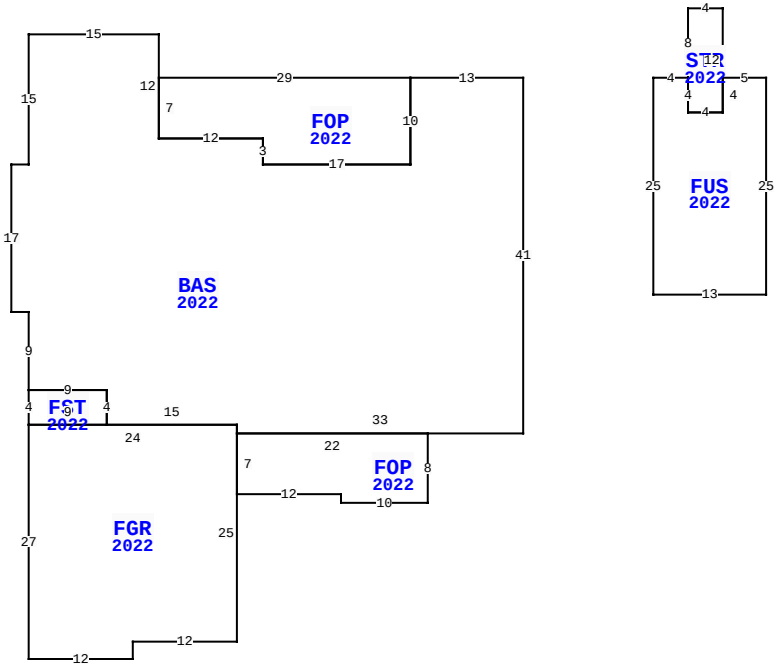
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	2022	2,132	311,901
FGR	624	55	2022	343	50,179
FOP	164	30	2022	49	7,168
FOP	254	30	2022	76	11,118
FST	36	55	2022	20	2,926
FUS	309	100	2022	309	45,205
STR	48	10	2022	5	731
TOTALS	3,567			2,934	429,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,934	93.0600	147.03	431,386	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2441 HX Base Yr 2023



16364 DEACON DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	3,410.00	SF	4.00	4.00	100	2022	2022	3	99	13,504	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		429,229
TOTAL MARKET OB/XF VALUE		15,484
TOTAL LAND VALUE - MARKET		123,750
TOTAL MARKET VALUE		568,463
SOH/AGL Deduction		46,074
ASSESSED VALUE		522,389
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		471,667
TOTAL JUST VALUE		568,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005852	FINISHING BONUS R	45,000	05/14/2024
22014744	CO ISSUED	0	10/03/2022
21011846	NEW CONSTR	341,985	09/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2429/0675	1/20/2021	WD	Q	V	01	68,000
GRANTOR: SCHULZE WALTER W III						
GRANTEE: BLEEKER LYNETTE R						
1943/1250	9/17/2014	WD	Q	V	01	54,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: SCHULZE WALTER W II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W13 S10 W17 N3 W12 N12 W15 S15 W2 S17 E2 S9 E9 S4 E15 S1 E33 N41 $
FGR=[YR=2022;ORIG=-57,40] S27 E12 N2 E12 N25 W24 $
FUS=[YR=2022;ORIG=15,0] E4 S4 E4 N4 E5 S25 W13 N25 $
FOP=[YR=2022;ORIG=-13,0] W29 S7 E12 S3 E17 N10 $
FOP=[YR=2022;ORIG=-33,41] S7 E12 S1 E10 N8 W22 $
STR=[YR=2022;ORIG=19,0] N8 E4 S12 W4 N4 $
FST=[YR=2022;ORIG=-57,36] S4 E9 N4 W9 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,484

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	5.33	AC		1.00	1.00	1.00	19,000.00	19,000.00	101,270							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	2.81	AC		1.00	1.00	1.00	8,000.00	8,000.00	22,480							

REVIEW DATE 09/17/2024 BY WWX Total Acres: 8.14 Total Land Value: 123,750 Market: 0 Agricultural: 0 Common: 123,750 PRINTED 07/30/2025 BY SYS