LOT 63
DEEP CREEK PLANTATION PB 7/239

GORDON HOLLY
16358 DEACON DR
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0063-0000

BUILDING CHARACTERISTICS

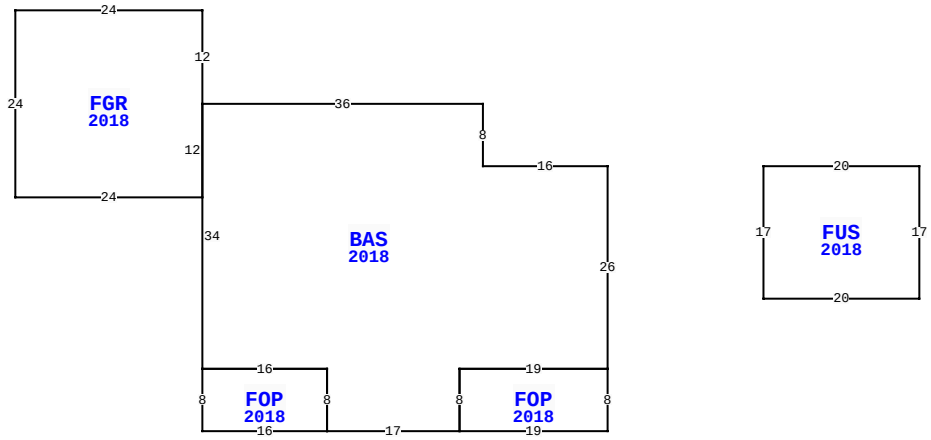
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,776	100	2018	1,776	280,803
FGR	576	55	2018	317	50,121
FOP	128	30	2018	38	6,008
FOP	152	30	2018	46	7,273
FUS	340	100	2018	340	53,757
TOTALS	2,972			2,517	397,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,517	103.1616	163.00	410,271	2018	2018	0	0	0	3.00	97.00

1 SFR CUST – 0% - 2025 Heated Area: 2116 HX Base Yr



16358 DEACON DR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	397,963
TOTAL MARKET OB/XF VALUE	16,079
TOTAL LAND VALUE - MARKET	113,620
TOTAL MARKET VALUE	527,662
SOH/AGL Deduction	0
ASSESSED VALUE	527,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	527,662
TOTAL JUST VALUE	527,662
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	481,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012687	XFOB	24,614	09/21/2021
1700769	NEW CONSTR	284,007	03/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2759/1996	12/26/2024	WD	Q	I	02	620,000
GRANTOR: MAYFIELD JOSEPH R & P						
GRANTEE: GORDON HOLLY						
1965/1209	2/20/2015	WD	Q	V	02	46,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: MAYFIELD JOSEPH R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 N8 W36 FGR=[YR=2018] N12 W24 S24 E24 N12$ S34 FOP=[YR=2018] S8 E16 N8 W16$ E16 S8 E17 FOP=[YR=2018] E19 N8 W19 S8$ N8 E19 N26$ PTR=E20 FUS=[YR=2018] E20 S17 W20 N17$ W20$.

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	0681	POLE SHED	0	0	40	24	960.00	SF	15.00	15.00	100	2021	2021	3	93	13,392	
2	0811	CONCRETE B	1	0	0	0	522.00	SF	5.20	5.20	100	2024	2021		99	2,687	

LAND DESCRIPTION

TOTAL OB/XF 16,079

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	0	0006	OR	0.00	0.00	7.99	AC		1.00	1.00	1.00	14,000.00	14,000.00	111,860							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	0.22	AC		1.00	1.00	1.00	8,000.00	8,000.00	1,760							

REVIEW DATE 12/13/2021 BY TWX Total Acres: 8.21 Total Land Value: 113,620 Market: 0 Agricultural: 0 Common: 113,620 PRINTED 07/30/2025 BY SYS