LOT 71
DEEP CREEK PLANTATION PB 7/239
UTIL ESMT OR 2391-710

LEINO RANDALL JR & BRITTNEY/
16319 DEACON DRIVE
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0071-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

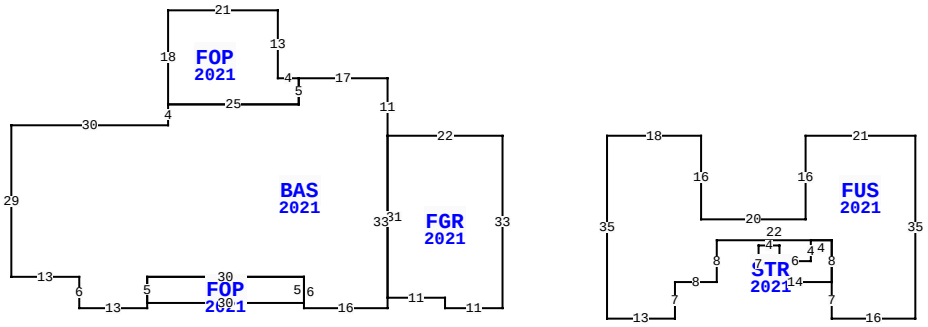
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,515	100	2021	2,515	357,991
FGR	704	55	2021	387	55,087
FOP	150	30	2021	45	6,405
FOP	398	30	2021	119	16,939
FUS	1,359	100	2021	1,359	193,443
STR	84	10	2021	8	1,139
TOTALS	5,210			4,433	631,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,433	91.0008	143.78	637,377	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 3874 HX Base Yr 2022



16319 DEACON DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		631,003
TOTAL MARKET OB/XF VALUE		20,505
TOTAL LAND VALUE - MARKET		130,720
TOTAL MARKET VALUE		782,228
SOH/AGL Deduction		102,321
ASSESSED VALUE		679,907
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		629,185
TOTAL JUST VALUE		782,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		827,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011628	NEW CONSTR	517,902	12/21/2020
20006202	CO ISSUED	0	07/31/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/0727	11/04/2020	MS	U	V	37	25,000
GRANTOR: BRYCEVILLE MINERALS L						
GRANTEE: LEINO RANDALL JR &						
2312/1497	8/23/2019	WD	U	I	11	100
GRANTOR: KEENUM DAVID & DEBORA						
GRANTEE: LEINO RANDALL JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W22 BAS=[YR=2021] N11 W17 FOP=[YR=2021] W4 N13 W21 S18 E25 N5$ S5 W25 S4 W30 S29 E13 S6 E13 N1 FOP=[YR=2021] E30 N5 W30 S5$ N5 E30 S6 E16 N33$ S31 E11 S2 E11 N33$ PTR=E20 FUS=[YR=2021] E18 S16 E20 N16 E21 S35 W16 N7 STR=[YR=2021] W14 N7 E4 S3 E6 N4 E4 S8$ N8 W22 S8 W8 S7 W13 N35$ 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	0812	CONCRETE C	0	100	0	0	5,178.00	SF	4.00	4.00	100	2021	2021	3	99	20,505	

LAND DESCRIPTION

TOTAL OB/XF 20,505

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	6.88	AC		1.00	1.00	1.00	19,000.00	19,000.00	130,720							

REVIEW DATE 12/13/2021 BY TW Total Acres: 6.88 Total Land Value: 130,720 Market: 0 Agricultural: 0 Common: 130,720 PRINTED 07/30/2025 BY SYS