LOT 79
IN OR 2250/1906
DEEP CREEK PLANTATION PB 7/239

DONALDSON KRISTINA A
13315 SHORT CT
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0079-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

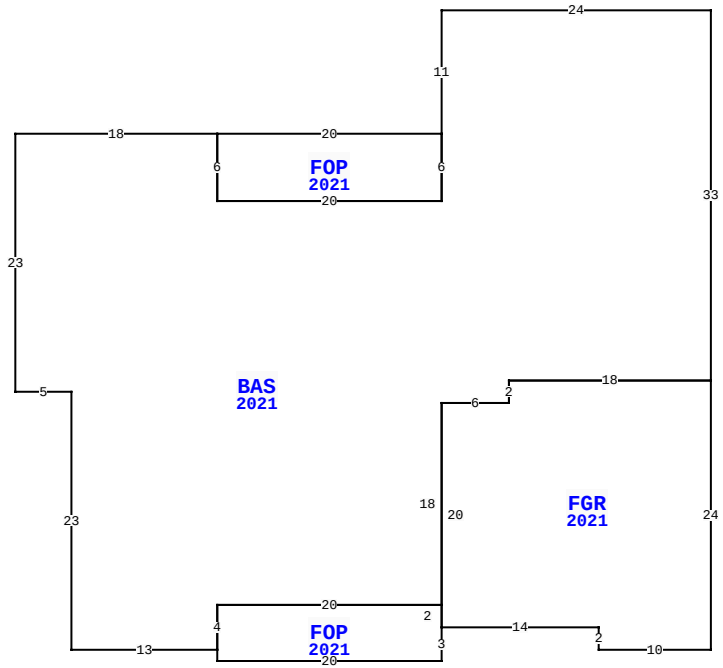
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100	2021	2,237	377,905
FGR	536	55	2021	295	49,836
FOP	100	30	2021	30	5,068
FOP	120	30	2021	36	6,082
TOTALS	2,993			2,598	438,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,598	108.0000	170.64	443,323	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 2237 HX Base Yr 2022



13315 SHORT CT, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 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		438,890
TOTAL MARKET OB/XF VALUE		2,735
TOTAL LAND VALUE - MARKET		53,600
TOTAL MARKET VALUE		495,225
SOH/AGL Deduction		93,707
ASSESSED VALUE		401,518
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		350,796
TOTAL JUST VALUE		495,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016290	CO ISSUED	0	11/23/2021
21001671	NEW CONSTR	300,987	02/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2250/1906	1/17/2019	WD	Q	V	02	37,000

GRANTOR: LEMANSKI LENINA MARIE
GRANTEE: DONALDSON KRISTINA

2020/0749	12/22/2015	WD	Q	V	01	31,500

GRANTOR: CHEEK JACK T III &
GRANTEE: LEMANSKI LENINA MAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S11 FOP=[YR=2021] W20 S6 E20 N6$ S6 W20 N6 W18 S23 E5 S23 E13 FOP=[YR=2021] S1 E20 N3 FGR=[YR=2021] E14 S2 E10 N24 W18 S2 W6 S20$ N2 W20 S4$ N4 E20 N18 E6 N2 E18 N33$.

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	0810	CONCRETE A	0	100	25	17	425.00	SF	6.50	6.50	100	2021	2021	3	99	2,735	

LAND DESCRIPTION

TOTAL OB/XF 2,735

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	2.68	AC		1.00	1.00	1.00	20,000.00	20,000.00	53,600							

REVIEW DATE 12/13/2021 BY TW Total Acres: 2.68 Total Land Value: 53,600 Market: 0 Agricultural: 0 Common: 53,600 PRINTED 07/30/2025 BY SYS