LOT 35
DEEP CREEK PLANTATION PB 7/239

VINSON CAROL
14044 DUNROVEN DR
BRYCEVILLE, FL 32009

2026

23-1N-23-034D-0035-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

14044 DUNROVEN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0
TOTAL MARKET OB/XF VALUE	18,000
TOTAL LAND VALUE - MARKET	103,320
TOTAL MARKET VALUE	121,320
SOH/AGL Deduction	0
ASSESSED VALUE	121,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,320
TOTAL JUST VALUE	121,320
NCON VALUE	18,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010107	NEW RS 505	519,658	09/09/2025
B250009966	NEW RES AC	59,580	05/09/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	6/06/2024	CN	Q	V	02	127,400
GRANTOR: REEL SPEEDY LLC						
GRANTEE: VINSON CAROL						
2702/481	3/25/2024	WD	Q	V	05	125,000
GRANTOR: WILLIAMS LARRY C						
GRANTEE: REEL SPEEDY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0680	POLE SHED	0	0	60	30	1,800.00	SF	10.00	10.00	100	2026	2025		100	18,000	

LAND DESCRIPTION

TOTAL OB/XF 18,000

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	3.64	AC		1.00	1.00	1.00	19,500.00	19,500.00	70,980							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	5.39	AC		1.00	1.00	1.00	6,000.00	6,000.00	32,340							

REVIEW DATE 07/07/2026 BY WW Total Acres: 9.03 Total Land Value: 103,320 Market: 0 Agricultural: 0 Common: 103,320 PRINTED 07/09/2026 BY SYS