

PT LOT 38 IN OR 2377/1346
DEEP CREEK PLANTATION
PBK 7/239

KNOX BRADLEY CHRISTOPHER
14026 DUNROVEN DR
BRYCEVILLE, FL 32009

2026

23-1N-23-034D-0038-0000



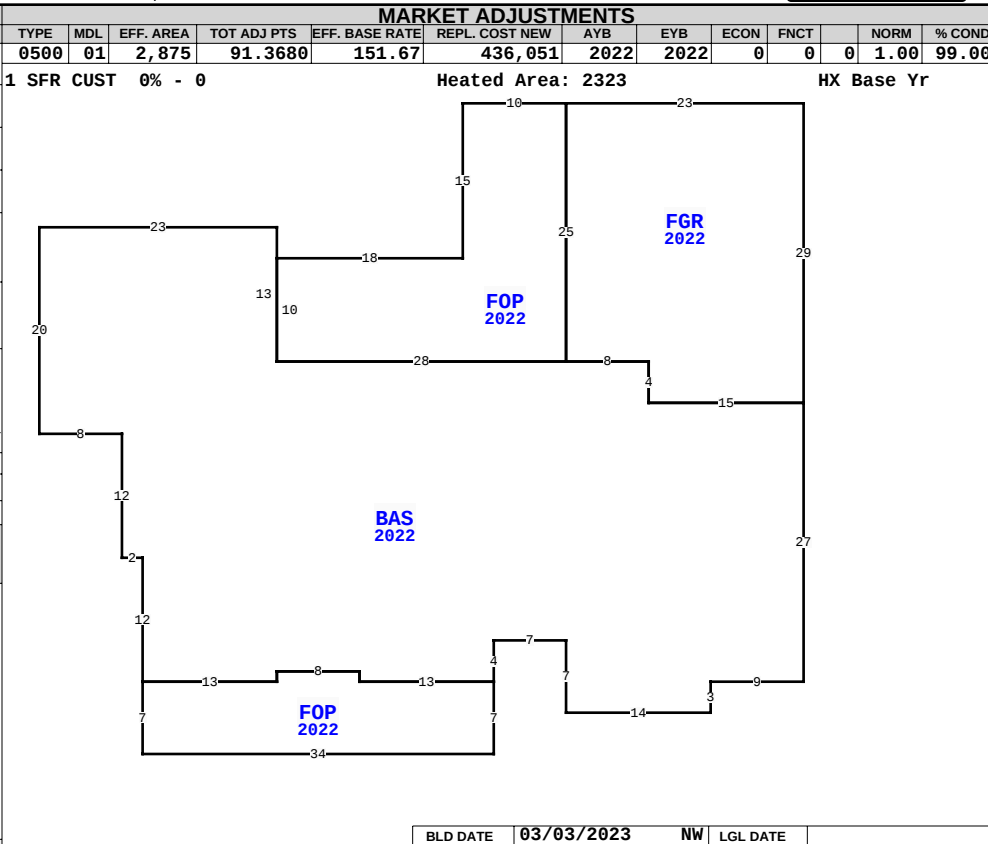
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,323	100	2022	2,323	348,806
FGR	635	55	2022	349	52,404
FOP	246	30	2022	74	11,112
FOP	430	30	2022	129	19,369
TOTALS	3,634			2,875	431,690

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	2.27
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	3.37



14026 DUNROVEN DR, BRYCEVILLE	BLD DATE 03/03/2023	NW	LGL DATE	05/12/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	431,690		
TOTAL MARKET OB/XF VALUE	1,980		
TOTAL LAND VALUE - MARKET	71,845		
TOTAL MARKET VALUE	505,515		
SOH/AGL Deduction	0		
ASSESSED VALUE	505,515		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	505,515		
TOTAL JUST VALUE	505,515		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	493,588		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010183	CO ISSUED	0	08/31/2022
21010606	NEW CONSTR	343,922	08/12/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2377/1346	7/21/2020	WD	Q	V	01
GRANTOR: PADRO HERBERT M REVOC					SALE PRICE 44,000
GRANTEE: KNOX BRADLEY CHRIST					
1933/0645	8/15/2014	WD	Q	V	01
GRANTOR: FLORIDA DEEP CREEK PL					53,800
GRANTEE: PADRO HERBERT M TRU					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2022] W23 FOP=[YR=2022] W10 S15 W18 S10 E28 N25\$									
S25 BAS=[YR=2022] W28 N13 W23 S20 E8 S12 E2 S12									
FOP=[YR=2022] S7 E34 N7 W13 N1 W8 S1 W13\$ E13 N1 E8 S1 E13									
N4 E7 S7 E14 N3E9 N27 W15 N4 W8\$ E8 S4 E15 N29\$.									