LOT 45
DEEP CREEK PLANTATION PB 7/239

FNC HOMES INC
12927 FT CAROLINE RD
JACKSONVILLE, FL 32225

2026

23-1N-23-034D-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

14035 DUNROVEN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	93,600
SOH/AGL Deduction	0
ASSESSED VALUE	93,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,600
TOTAL JUST VALUE	93,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260004184	NSFR (T)3346 (H)2	454,736	04/20/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2834/1368	12/10/2025	WD	Q	V	01	125,000
GRANTOR: SMITH DAVID R & FRANC						
GRANTEE: FNC HOMES INC						
1531/1774	10/23/2007	WD	Q	V		107,000
GRANTOR: DEEP CREEK PLANTATION						
GRANTEE: SMITH DAVID R & FRA						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	4.80	AC		1.00	1.00	1.00	19,500.00	19,500.00	93,600							

REVIEW DATE 07/07/2026 BY WW Total Acres: 4.80 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 07/09/2026 BY SYS