LOT 46
DEEP CREEK PLANTATION PB 7/239

GREGG JOSHUA D & AMANDA/
44078 MAYHAW LN
CALLAHAN, FL 32011

2026

23-1N-23-034D-0046-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

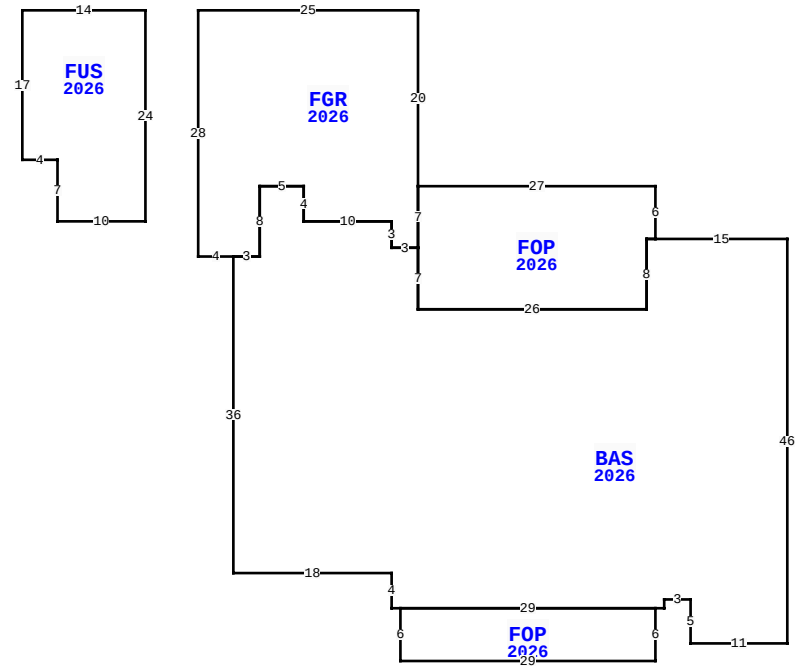
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,448	100	2026	2,448	373,638
FGR	617	55	2026	339	51,742
FOP	174	30	2026	52	7,937
FOP	370	30	2026	111	16,942
FUS	308	100	2026	308	47,010
TOTALS	3,917			3,258	497,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,258	91.9448	152.63	497,269	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 0% - 2026 Heated Area: 2756 HX Base Yr



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

14053 DUNROVEN DR, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	497,269
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	60,095
TOTAL MARKET VALUE	564,364
SOH/AGL Deduction	0
ASSESSED VALUE	564,364
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	564,364
TOTAL JUST VALUE	564,364
NCON VALUE	504,269
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250012719			11/17/2025
B250002339	PRIVATE PROVIDER	464,856	03/06/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2456/0474	4/23/2021	WD	Q	V	01	77,500
GRANTOR: DETRICK FRED G & CARO						
GRANTEE: GREGG JOSHUA D & AM						
1922/0405	5/27/2014	WD	Q	V	02	49,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: DETRICK FRED G & CA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2026;ORIG=20,-10] E25 S20 S7 W3 N3 W10 N4 W5 S8 W3 W4 N28 $
FOP=[YR=2026;ORIG=45,10] E27 S6 W1 S8 W26 N7 N7 $
FOP=[YR=2026;ORIG=43,58] E29 S6 W29 N6 $
FUS=[YR=2026;ORIG=0,-10] E14 S24 W10 N7 W4 N17 $
BAS=[YR=2026;ORIG=87,16] W15 W1 S8 W26 N7 W3 N3 W10 N4 W5 S8 W3 S36 E18 S4 E1 E29 E1 N1 E3 S5 E11 N46 $
.

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	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	7.07	AC		1.00	1.00	1.00	8,500.00	8,500.00	60,095							

REVIEW DATE 12/11/2025 BY WW Total Acres: 7.07 Total Land Value: 60,095 Market: 0 Agricultural: 0 Common: 60,095 PRINTED 07/09/2026 BY SYS