LOT 49
DEEP CREEK PLANTATION PB 7/239
ESMT IN OR 2727/1880

HOLTON RANDY C
14067 DUNROVEN DR
BRYCEVILLE, FL 32009

2026

23-1N-23-034D-0049-0000

BUILDING CHARACTERISTICS

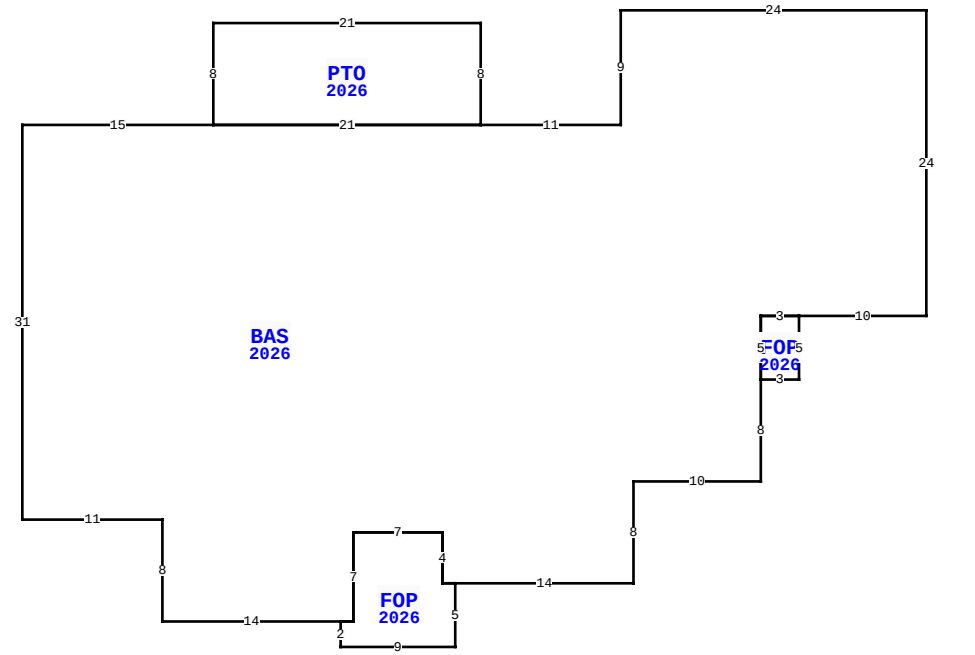
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,381	100	2026	2,381	400,889
FOP	15	30	2026	4	673
FOP	70	30	2026	21	3,536
PTO	168	5	2026	8	1,347
TOTALS	2,634			2,414	406,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,414	101.4300	168.37	406,445	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2381 HX Base Yr 2026



14067 DUNROVEN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 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		406,445
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		146,500
TOTAL MARKET VALUE		552,945
SOH/AGL Deduction		0
ASSESSED VALUE		552,945
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		496,534
TOTAL JUST VALUE		552,945
NCON VALUE		406,445
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250004660	CO ISSUED		05/01/2025
B240007236	PRIVATE PROVIDER	396,066	06/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2719/1313	6/17/2024	WD	Q	V	01	130,000
GRANTOR: CUSTOM SOUTHERN HOMES						
GRANTEE: HOLTON RANDY C						
2688/776	1/08/2024	WD	Q	V	01	125,000
GRANTOR: NOLAN JAMES W &						
GRANTEE: CUSTOM SOUTHERN HOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=195,12] W24 S9 W11 W21 W15 S31 E11 S8 E14 E1 N7 E7 S4 E1 E14 N8 E10 N8 N5 E3 E10 N24 $
PTO=[YR=2026;ORIG=139,13] E21 S8 W21 N8 $
FOP=[YR=2026;ORIG=150,53] E7 S4 E1 S5 W9 N2 E1 N7 $
FOP=[YR=2026;ORIG=182,36] E3 S5 W3 N5 $
.

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	100	0006	OR	0.00	0.00	5.86	AC		1.00	1.00	1.00	25,000.00	25,000.00	146,500							

REVIEW DATE 07/02/2025 BY WW Total Acres: 5.86 Total Land Value: 146,500 Market: 0 Agricultural: 0 Common: 146,500 PRINTED 07/09/2026 BY SYS