LOT 53
DEEP CREEK PLANTATION PB 7/239
ESMT IN OR 2540-229

BARRS JARED P
14091 DUNROVEN DR
BRYCEVILLE, FL 32009

2026

23-1N-23-034D-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

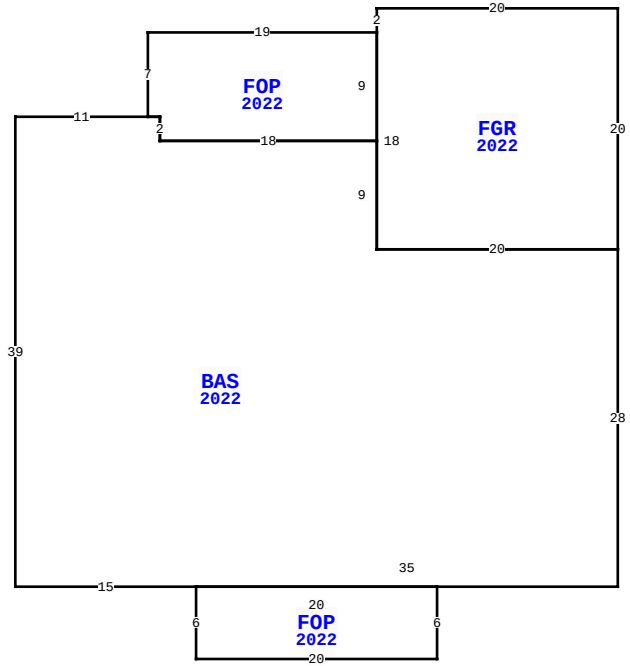
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100	2022	1,694	273,966
FGR	400	55	2022	220	35,580
FOP	120	30	2022	36	5,822
FOP	169	30	2022	51	8,248
TOTALS	2,383			2,001	323,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,001	99.6660	165.45	331,065	2022	2022	0	0	0	2.25	97.75

1 SFR CUST 100% - 2023 Heated Area: 1694 HX Base Yr 2023



14091 DUNROVEN DR, BRYCEVILLE

BLD DATE	03/03/2023 NW	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		323,616
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		93,990
TOTAL MARKET VALUE		417,606
SOH/AGL Deduction		52,694
ASSESSED VALUE		364,912
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		313,501
TOTAL JUST VALUE		417,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007830	CO ISSUED	0	05/19/2022
21010567	NEW CONSTR	249,807	08/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/0246	12/18/2020	WD	Q	V	01	48,900
GRANTOR: MERLI KEVIN & CHERYL						
GRANTEE: BARRS JARED P						
1915/1375	4/21/2014	WD	Q	V	01	44,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: MERLI KEVIN & CHERY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W20 S2 FOP=[YR=2022] W19 S7 BAS=[YR=2022] W11 S39 E15 FOP=[YR=2022] S6 E20 N6 W20$ E35 N28 W20 N9 W18 N2 W1$ E1 S2 E18 N9$ S18 E20 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	4.82	AC		1.00	1.00	1.00	19,500.00	19,500.00	93,990							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.82 Total Land Value: 93,990 Market: 0 Agricultural: 0 Common: 93,990 PRINTED 07/09/2026 BY SYS