LOT 54
DEEP CREEK PLANTATION PB 7/239
UTIL ESMT IN OR 2474-319

PICCIRILLO MELISSA & ENMANUEL
14097 DUNROVEN DR
BRYCEVILLE, FL 32009

2026

23-1N-23-034D-0054-0000

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
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

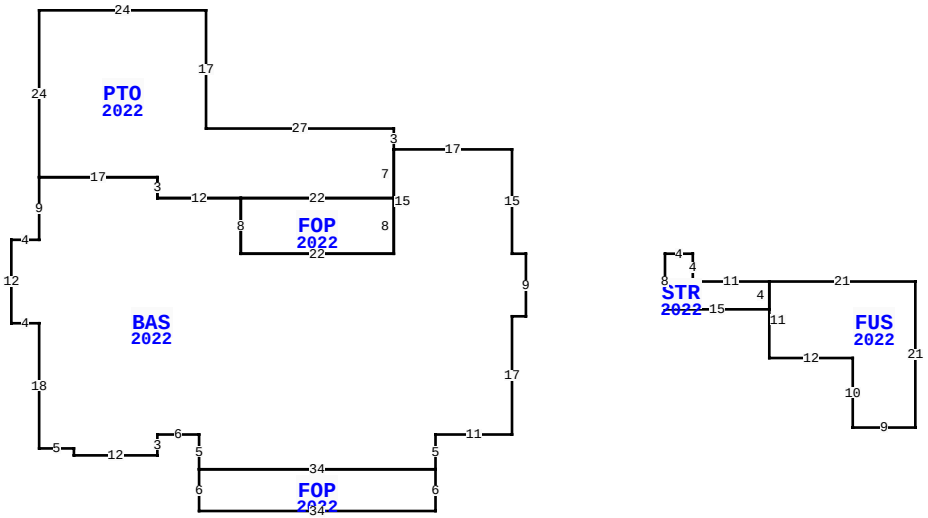
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,588	100	2022	2,588	442,145
FOP	176	30	2022	53	9,055
FOP	204	30	2022	61	10,422
FUS	321	100	2022	321	54,841
PTO	867	5	2022	43	7,347
STR	76	10	2022	8	1,367
TOTALS	4,232			3,074	525,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,074	103.9600	172.57	530,480	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2025 Heated Area: 2909 HX Base Yr 2025



14097 DUNROVEN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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		525,175
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		94,380
TOTAL MARKET VALUE		669,555
SOH/AGL Deduction		119,989
ASSESSED VALUE		549,566
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		498,155
TOTAL JUST VALUE		669,555
NCON VALUE		50,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002938	NEW GARAGE T-660	43,692	03/21/2025
SP250000504	NEW SFR SWIMMING	105,000	01/14/2025
22005152	CO ISSUED	0	04/04/2022
21011050	NEW CONSTR	393,102	08/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2691/1635	1/25/2024	WD	Q	I	01	740,000
GRANTOR: HOLIFIELD KENNETH C &						
GRANTEE: PICCIRILLO MELISSA						
2656/1786	7/14/2023	WD	Q	I	01	725,000
GRANTOR: NEMEC MICHAEL J & KAI						
GRANTEE: HOLIFIELD KENNETH C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W2 N15 W17 PTO=[YR=2022] N3 W27 N17 W24 S24 E17 S3 E12 FOP=[YR=2022] S8 E22 N8 W22$ E22 N7$ S15 W22 N8 W12 N3 W17 S9 W4 S12 E4 S18 E5 S1 E12 N3 E6 S5 FOP=[YR=2022] S6 E34 N6W34$ E34 N5 E11 N17 E2 N9$ PTR=E20 STR=[YR=2022] E4 S4 E11 FUS=[YR=2022] E21 S21 W9 N10 W12 N11$ S4 W15 N8$ W20$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	100	0006	OR	0.00	0.00	4.84	AC		1.00	1.00	1.00	19,500.00	19,500.00	94,380							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.84 Total Land Value: 94,380 Market: 0 Agricultural: 0 Common: 94,380 PRINTED 07/09/2026 BY SYS