

ROUNTREE DYLAN CLARK & MADISON C
16322 DEACON DR
BRYCEVILLE, FL 32009

23-1N-23-034D-0057-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 6				Tax Dist:				
BUILDING MARKET VALUE				555,341				
TOTAL MARKET OB/XF VALUE				9,000				
TOTAL LAND VALUE - MARKET				151,405				
TOTAL MARKET VALUE				715,746				
SOH/AGL Deduction				0				
ASSESSED VALUE				715,746				
TOTAL EXEMPTION VALUE				HX HB		51,411		
BASE TAXABLE VALUE				664,335				
TOTAL JUST VALUE				715,746				
NCON VALUE				564,341				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				125,380				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
C0250003221		PRIVATE PROVIDER		571,665		03/28/2025		
B240005415		PRIVATE PROVIDER		571,665		05/06/2024		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2858/880		4/01/2026		QC	U	I	11	100
GRANTOR: ROUNTREE DYLAN CLARK								
GRANTEE: ROUNTREE DYLAN CLAR								
2703/395		3/28/2024		WD	U	V	16	165,000
GRANTOR: ROUNTREE DYLAN CLARK								
GRANTEE: ROUNTREE DYLAN CLAR								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2026;ORIG=36,-19] W30 S28 E18 N3 E12 N25 \$								
FGR=[YR=2026;ORIG=24,9] W18 W4 S34 E22 N34 \$								
BAS=[YR=2026;ORIG=30,75] N32 W6 W22 W24 W12 S7 W6 S17 E6 S7								
E1 E28 E1 N3 E6 S11 E15 N7 E13 \$								
FOP=[YR=2026;ORIG=-33,74] E28 S6 W28 N6 \$								
FOP=[YR=2026;ORIG=6,-19] W9 S51 W19 S11 E24 N34 E4 N28 \$								
.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
29,500								
21,905								
Common: 151,405								
PRINTED 07/09/2026 BY SYS								