LOT 60
DEEP CREEK PLANTATION PB 7/239

ZEHLER CARL ROBERT III & ALLISON NICOLE
14449 CUTTER CT
BRYCEVILLE, FL 32009

2026

23-1N-23-034D-0060-0000

BUILDING CHARACTERISTICS

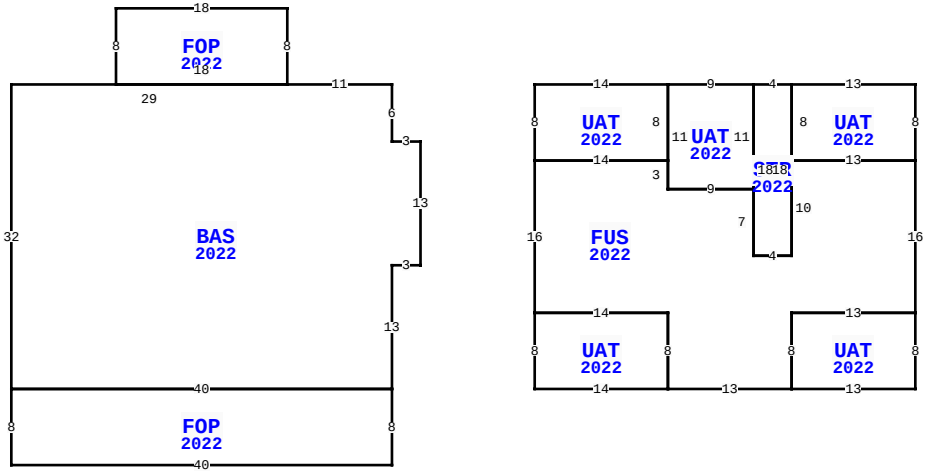
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,319	100	2022	1,319	214,127
FOP	144	30	2022	43	6,980
FOP	320	30	2022	96	15,585
FUS	677	100	2022	677	109,904
STR	72	10	2022	7	1,137
UAT	99	10	2022	10	1,624
UAT	104	10	2022	10	1,624
UAT	104	10	2022	10	1,624
UAT	112	10	2022	11	1,786
UAT	112	10	2022	11	1,786
TOTALS	3,063			2,194	356,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,194	98.7840	163.98	359,772	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2023 Heated Area: 1996 HX Base Yr 2023



14449 CUTTER CT, 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		356,174
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		108,555
TOTAL MARKET VALUE		464,729
SOH/AGL Deduction		61,063
ASSESSED VALUE		403,666
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		352,255
TOTAL JUST VALUE		464,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004901	CO ISSUED	0	08/01/2022
21010569	NEW CONSTR	271,619	08/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2409/1401	11/06/2020	WD	Q	V	02	34,000
GRANTOR: RESPETO EDUARDO & WAN						
GRANTEE: ZEHLER CARL ROBERT						
1926/1029	6/17/2014	WD	Q	V	02	39,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: RESPETO EDUARDO & W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W11 FOP=[YR=2022] N8 W18 S8 E18$ W29 S32
FOP=[YR=2022] S8 E40 N8 W40$ E40 N13 E3 N13 W3 N6$ PTR=E15
UAT=[YR=2022] E14 UAT=[YR=2022] E9 STR=[YR=2022] E4
UAT=[YR=2022] E13 S8 FUS=[YR=2022] S16 UAT=[YR=2022] S8
W13 N8 E13$ W13 S8 W13 UAT=[YR=2022] N8 W14 S8 E14$ N8 W14
N16 E14 S3 E9 S7 E4 N10E13 $ W13 N8$ S18 W4 N18$ S11 W9 N11$
S8 W14 N8$ W15$.

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	3.29	AC		1.00	1.00	1.00	19,500.00	19,500.00	64,155							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	7.40	AC		1.00	1.00	1.00	6,000.00	6,000.00	44,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.69 Total Land Value: 108,555 Market: 0 Agricultural: 0 Common: 108,555 PRINTED 07/09/2026 BY SYS