LOT 67
IN OR 2094/1460
DEEP CREEK PLANTATION PB 7/239

STOCKDALE HOWARD
16335 DEACON DR
BRYCEVILLE, FL 32009

2026

23-1N-23-034D-0067-0000

BUILDING CHARACTERISTICS

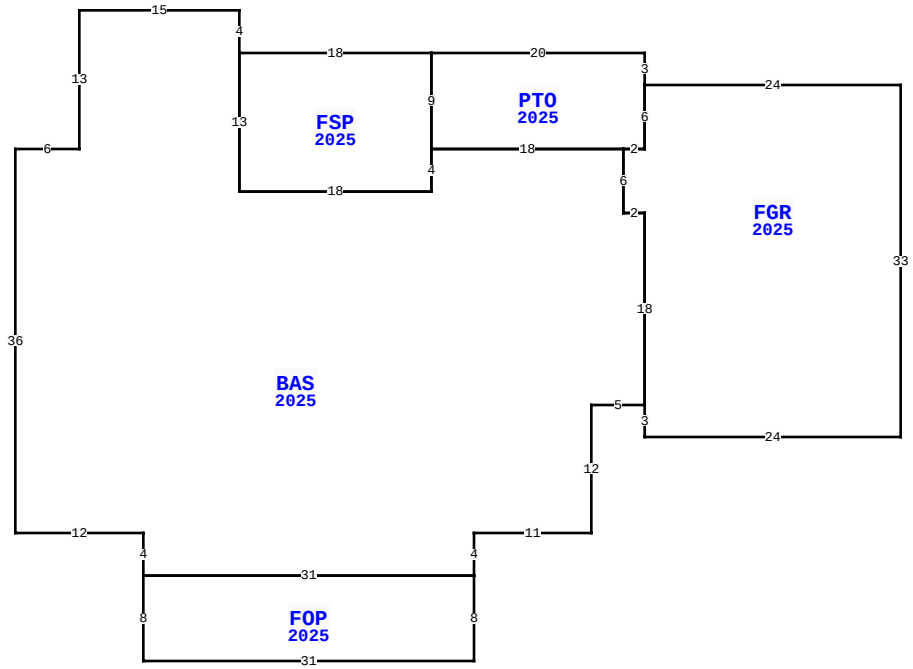
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,299	100	2025	2,299	353,218
FGR	804	55	2025	442	67,909
FOP	248	30	2025	74	11,369
FSP	234	40	2025	94	14,442
PTO	180	5	2025	9	1,383
TOTALS	3,765			2,918	448,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,918	92.5524	153.64	448,322	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 2299 HX Base Yr 2025



16335 DEACON 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		448,322
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		78,880
TOTAL MARKET VALUE		527,202
SOH/AGL Deduction		0
ASSESSED VALUE		527,202
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		470,791
TOTAL JUST VALUE		527,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007237	PRIVATE PROVIDER	447,024	06/18/2024
230012058	NEW SFR	447,024	09/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2094/1460	1/17/2017	WD	U	V	37	100,000
GRANTOR: HOWARD ROAD LLC						
GRANTEE: STOCKDALE HOWARD &						
1603/0998	1/29/2009	WD	Q	V	02	166,000
GRANTOR: DEEP CREEK PLANTATION						
GRANTEE: HOWARD ROAD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=1,0] W15 S13 W6 S36 E12 S4 E31 N4 E11 N12 E5 N18 W2 N6 W18 S4 W18 N13 N4 $
FGR=[YR=2025;ORIG=39,7] E24 S33 W24 N3 N18 W2 N6 E2 N6 $
FOP=[YR=2025;ORIG=-8,53] E31 S8 W31 N8 $
FSP=[YR=2025;ORIG=1,4] E18 S9 S4 W18 N13 $
PTO=[YR=2025;ORIG=19,4] E20 S3 S6 W2 W18 N9 $
.

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	9.28	AC		1.00	1.00	1.00	8,500.00	8,500.00	78,880							

REVIEW DATE 09/17/2024 BY WW Total Acres: 9.28 Total Land Value: 78,880 Market: 0 Agricultural: 0 Common: 78,880 PRINTED 07/09/2026 BY SYS