LOT 71
DEEP CREEK PLANTATION PB 7/239
UTIL ESMT OR 2391-710

LEINO JOINT REVOCABLE LIVING TRUST/LEINO RANDALL W
16319 DEACON DRIVE
BRYCEVILLE, FL 32009

2026

23-1N-23-034D-0071-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

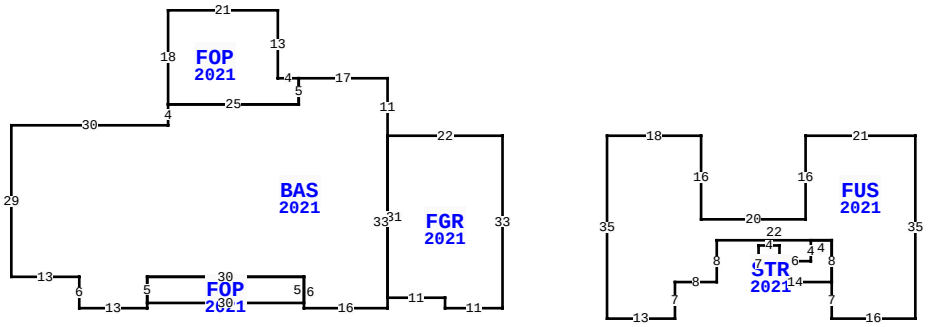
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,515	100	2021	2,515	374,217
FGR	704	55	2021	387	57,583
FOP	150	30	2021	45	6,696
FOP	398	30	2021	119	17,706
FUS	1,359	100	2021	1,359	202,212
STR	84	10	2021	8	1,190
TOTALS	5,210			4,433	659,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,433	91.0008	151.06	669,649	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2022 Heated Area: 3874 HX Base Yr 2022



16319 DEACON DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 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		659,604
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		172,000
TOTAL MARKET VALUE		831,604
SOH/AGL Deduction		133,340
ASSESSED VALUE		698,264
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		646,853
TOTAL JUST VALUE		831,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		782,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP260001440	IN-GROUND SWIMMIN	50,000	02/11/2026
20011628	NEW CONSTR	517,902	12/21/2020
20006202	CO ISSUED	0	07/31/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2872/1908	5/13/2026	WD	U	I	11	100
GRANTOR: LEINO RANDALL JR & BR						
GRANTEE: LEINO JOINT REVOCAB						
2406/0727	11/04/2020	MS	U	V	37	25,000
GRANTOR: BRYCEVILLE MINERALS L						
GRANTEE: LEINO RANDALL JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W22 BAS=[YR=2021] N11 W17 FOP=[YR=2021] W4 N13 W21 S18 E25 N5$ S5 W25 S4 W30 S29 E13 S6 E13 N1 FOP=[YR=2021] E30 N5 W30 S5$ N5 E30 S6 E16 N33$ S31 E11 S2 E11 N33$ PTR=E20 FUS=[YR=2021] E18 S16 E20 N16 E21 S35 W16 N7 STR=[YR=2021] W14 N7 E4 S3 E6 N4 E4 S8$ N8 W22 S8 W8 S7 W13 N35$ 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

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	6.88	AC		1.00	1.00	1.00	25,000.00	25,000.00	172,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.88 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 07/09/2026 BY SYS