LOT 2
DEEP CREEK PLANTATION PB 7/239

RANSOM ROBERT GRAFTON III & LORA J
15113 INGLE RD
BRYCEVILLE, FL 32009

2023

23-1N-23-034D-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

15113 INGLE RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023 MLU
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	41,680
TOTAL MARKET VALUE	41,680
SOH/AGL Deduction	0
ASSESSED VALUE	41,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,680
TOTAL JUST VALUE	41,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003593	CO ISSUED	0	03/17/2023
22007378	NEW CONSTR	524,366	05/11/2022
22007379	NEW CONSTR	172,887	05/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/0545	5/21/2021	WD	U	V	11	100
GRANTOR: BERNARD RUTHENE H						
GRANTEE: RANSOM ROBERT G III						
2465/0972	5/21/2021	WD	Q	V	01	63,000
GRANTOR: BERNARD RUTHENE HUGHE						
GRANTEE: RANSOM ROBERT GRAFT						

BUILDING NOTES

BUILDING DIMENSIONS

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	000000	C	VAC RES	0	0006	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	0.14	AC		1.00	1.00	1.00	12,000.00	12,000.00	1,680							

REVIEW DATE 05/31/2023 BY MLU Total Acres: 2.64 Total Land Value: 41,680 Market: 0 Agricultural: 0 Common: 41,680 PRINTED 08/02/2023 BY SYS