LOT 83
DEEP CREEK PLANTATION PB 7/239

BLANTON CHARLES BROOKER & DRUCILLA NEWSOM
15418 BULLOCK BLUFF RD
BRYCEVILLE, FL 32009

2023

23-1N-23-034D-0083-0000

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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

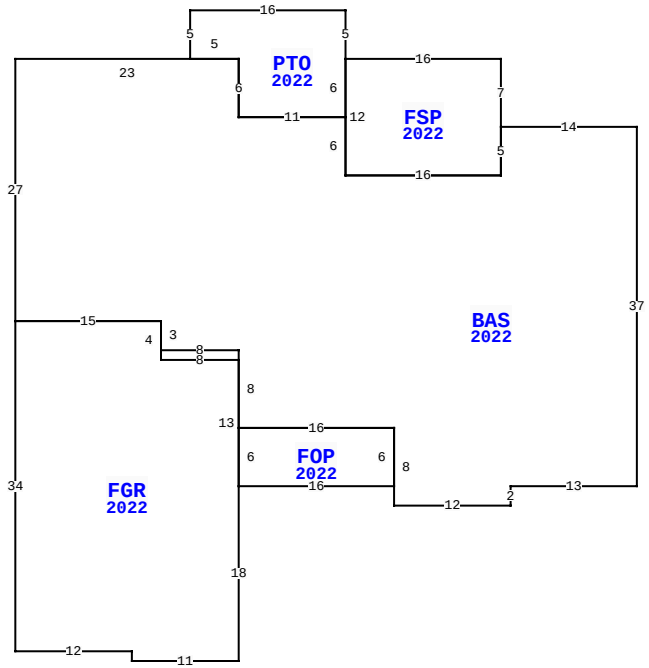
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,021	100	2,021	241,631
FGR	761	55	419	50,096
FOP	96	30	29	3,467
FSP	192	40	77	9,206
PTO	146	5	7	837
TOTALS	3,216		2,553	305,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,553	100.6848	119.56	305,237	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2021 HX Base Yr 2023



15418 BULLOCK BLUFF RD, BRYCEVILLE

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE			LAND DATE	05/31/2023	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		305,237
TOTAL MARKET OB/XF VALUE		3,003
TOTAL LAND VALUE - MARKET		105,600
TOTAL MARKET VALUE		413,840
SOH/AGL Deduction		120,784
ASSESSED VALUE		293,056
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		243,056
TOTAL JUST VALUE		413,840
NCON VALUE		307,403
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013000	NEW CONSTR	360,305	09/24/2021
21009159	CO ISSUED	0	08/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/1940	3/01/2021	WD	Q	V	02	79,000
GRANTOR: EL-BAHRI ANDRE						
GRANTEE: BLANTON CHARLES BRO						
1914/1643	4/23/2014	WD	Q	V	02	59,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: EL-BAHRI ANDRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FSP=[YR=2022] N7 W16 PTO=[YR=2022] N5 W16 S5 E5 S6 E11 N6$ S12 E16 N5$ S5 W16 N6 W11 N6 W23 S27 FGR=[YR=2022] S34 E12 S1 E11N18 FOP=[YR=2022] E16 N6 W16 S6$ N 13 W8 N4 W15$ E15 S3 E8 S8 E16 S8 E12 N2 E13 N37$.

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
1	0810	CONCRETE A	0	100	0	0	462.00	SF	6.50	6.50	100	2022	2022	3	100	3,003	

LAND DESCRIPTION

TOTAL OB/XF 3,003

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.47	AC		1.00	1.00	1.00	16,000.00	16,000.00	71,520							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	2.84	AC		1.00	1.00	1.00	12,000.00	12,000.00	34,080							

REVIEW DATE 10/19/2022 BY WW Total Acres: 7.31 Total Land Value: 105,600 Market: 0 Agricultural: 0 Common: 105,600 PRINTED 08/02/2023 BY SYS