LOT 85
DEEP CREEK PLANTATION PB 7/239

BERIAULT CLAYTON M
15430 BULLOCK BLUFF RD
BRYCEVILLE, FL 32009

2023

23-1N-23-034D-0085-0000

BUILDING CHARACTERISTICS

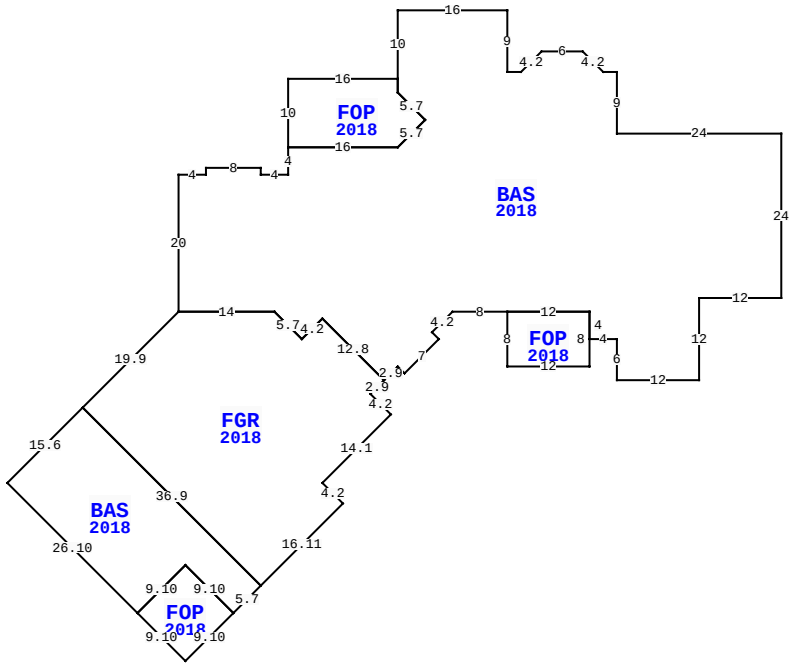
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	474	100	474	50,013
BAS	2,848	100	2,848	300,502
FGR	1,049	55	577	60,881
FOP	96	30	29	3,059
FOP	98	30	29	3,059
FOP	176	30	53	5,592
TOTALS	4,741		4,010	423,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,010	90.2088	107.12	429,551	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 3322 HX Base Yr 2020



BULLOCK BLUFF RD, BRYCEVILLE

BLD DATE		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		423,108
TOTAL MARKET OB/XF VALUE		5,940
TOTAL LAND VALUE - MARKET		91,520
TOTAL MARKET VALUE		520,568
SOH/AGL Deduction		119,643
ASSESSED VALUE		400,925
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		350,925
TOTAL JUST VALUE		520,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001771	CO ISSUED	0	02/22/2019
18007043	NEW CONSTR	433,617	07/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/0539	3/08/2019	WD	U	V	11	100
GRANTOR: BERIAULT ELECTRIC LLC						
GRANTEE: BERIAULT CLAYTON M						
2156/1885	6/29/2017	WD	Q	V	01	85,000
GRANTOR: ROBERSON CHARLIE W						
GRANTEE: BERIAULT ELECTRIC L						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,500.00	SF	4.00	4.00	100	2020	2020	3	99	5,940	

BUILDING DIMENSIONS

BAS=[YR=2018] W24 N9 W2 U3 L3 W6 D3 L3 W2 N9 W16 S10 FOP=[YR=2018] W16 S10 E16 U4 R4 U4 L4 N2$ S2 D4 R4 D4 L4 W16 S4 W4 N1 W8 S1 W4 S20 FGR=[YR=2018] D14 L14 BAS=[YR=2018] D11 L11 D19 R19 FOP=[YR=2018] D7 R7 U7 R7 U7 L7 D7 L7 $ U7 R7 D7 R7 U4 R4 U26 L26 $ D26 R26 U12 R12 U3 L3 U10 R10 U3 L3 U2 R2 U9 L9 D3 L3 U4 L4 W14$ E14 D4 R4 U3 R3 D9 R9 U2 R2 D1 R1 U5 R5 U1 L1 U3 R3 E8 FOP=[YR=2018] S8 E12 N8 W12$ E12 S4 E4 S6 E12 N12 E12 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,940

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	4.19	AC		1.00	1.00	1.00	16,000.00	16,000.00	67,040							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	2.04	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,480							

REVIEW DATE 03/14/2019 BY TW Total Acres: 6.23 Total Land Value: 91,520 Market: 0 Agricultural: 0 Common: 91,520 PRINTED 08/02/2023 BY SYS