LOT 99
DEEP CREEK PLANTATION PB 7/239

JONES JILL R & TODD G
3026 BEAUCLERC OAKS DR S
JACKSONVILLE, FL 32257

2023

23-1N-23-034D-0099-0000

BUILDING CHARACTERISTICS

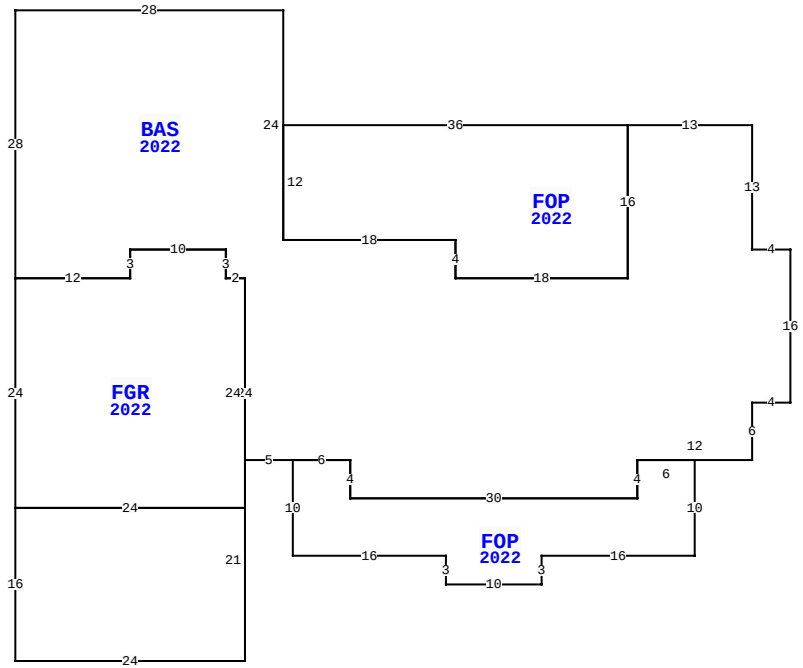
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,609	100	2,609	319,237
FGR	606	55	333	40,746
FOP	330	30	99	12,114
FOP	504	30	151	18,476
TOTALS	4,049		3,192	390,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,192	103.0400	122.36	390,573	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2609 HX Base Yr 2023



15415 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		390,573
TOTAL MARKET OB/XF VALUE		9,211
TOTAL LAND VALUE - MARKET		98,100
TOTAL MARKET VALUE		497,884
SOH/AGL Deduction		44,044
ASSESSED VALUE		453,840
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		403,840
TOTAL JUST VALUE		497,884
NCON VALUE		399,784
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005151	CO ISSUED	0	04/04/2022
21008403	NEW CONSTR	395,905	06/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2425/1174	1/05/2021	WD	Q	V	01	75,000
GRANTOR: FERRO RONALD C SR & B						
GRANTEE: JONES JILL R & TODD						
1910/1162	3/24/2014	WD	Q	V	01	79,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: FERRO RONALD C SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FOP=[YR=2022] W36 S12 E18 S4 E18 N16$ S16 W18 N4 W18 N24 W28 S28 FGR=[YR=2022] S24 E24 N24 W2 N3 W10 S3 W12$ E12 N3 E10 S3 E2 S24 W24 S16 E24 N21 E5 FOP=[YR=2022] S10 E16 S3 E10 N3 E16 N10 W6 S4 W30 N4 W6$ E6 S4 E30 N4 E12 N6 E4 N16 W4 N13$.

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	1,417.00	SF	6.50	6.50	100	2022	2022	3	100	9,211	

LAND DESCRIPTION

TOTAL OB/XF 9,211

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	SFR	100	0006	OR	0.00	0.00	2.40	AC		1.00	1.00	1.00	16,000.00	16,000.00	38,400							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	5.97	AC		1.00	1.00	1.00	10,000.00	10,000.00	59,700							

REVIEW DATE 05/17/2022 BY TW Total Acres: 8.37 Total Land Value: 98,100 Market: 0 Agricultural: 0 Common: 98,100 PRINTED 08/02/2023 BY SYS