LOT 109
DEEP CREEK PLANTATION PB 7/239

BAYLISS RYAN & TORI/
15367 BULLOCK BLUFF RD
BRYCEVILLE, FL 32009

2023

23-1N-23-034D-0109-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

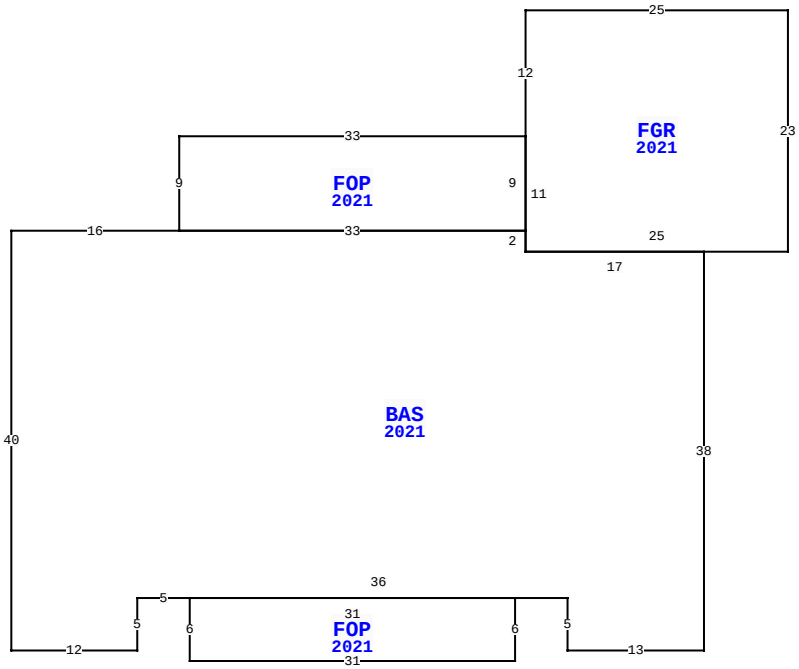
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,401	100	2,401	282,708
FGR	575	55	316	37,207
FOP	186	30	56	6,594
FOP	297	30	89	10,480
TOTALS	3,459		2,862	336,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,862	99.2358	117.84	337,258	2021	2021	0	0	0	0.08	99.92

1 SNGL FAM – 100% - 2022 Heated Area: 2401 HX Base Yr 2022



15367 BULLOCK BLUFF RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		336,988
TOTAL MARKET OB/XF VALUE		36,512
TOTAL LAND VALUE - MARKET		58,950
TOTAL MARKET VALUE		432,450
SOH/AGL Deduction		46,089
ASSESSED VALUE		386,361
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		336,361
TOTAL JUST VALUE		432,450
NCON VALUE		14,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016577	CARPORT	43,516	11/04/2022
21001951	CO ISSUED	0	02/18/2021
20007362	NEW CONSTR	327,133	08/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0036	4/19/2019	WD	Q	V	01	55,000
GRANTOR: IRA RESOUCES INC F/B/						
GRANTEE: BAYLISS RYAN & TORI						
2032/1793	2/29/2016	WD	Q	V	02	45,000
GRANTOR: SMITH STEVEN D & KIMB						
GRANTEE: CAMERON TIMOTHY IRA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W25 S12 FOP=[YR=2021] W33 S9 BAS=[YR=2021] W16 S40 E12 N5 E5 FOP=[YR=2021] S6 E31 N6 W31$ E36 S5 E13 N38 W17 N2 W33$ E33 N9$ S11 E25 N23$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	100	2,000	
2	0812	CONCRETE C	0	100	0	0	5,028.00	SF	4.00	4.00	100	2021	2021	3	100	20,112	
3	0680	POLE SHED	0	100	48	30	1,440.00	SF	10.00	10.00	100	2022	2022	3	100	14,400	

LAND DESCRIPTION

TOTAL OB/XF 36,512

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	6.55	AC		1.00	1.00	1.00	9,000.00	9,000.00	58,950							

REVIEW DATE 01/12/2023 BY WW Total Acres: 6.55 Total Land Value: 58,950 Market: 0 Agricultural: 0 Common: 58,950 PRINTED 08/02/2023 BY SYS