

PT OF LOT 1 IN OR 1490/447
(EX LIMITED ACCESS RIGHTS IN
OR 1785/1872)

SMITH THOMAS R & PEGGY A
15049 BLUE FISH LN
BRYCEVILLE, FL 32009

2023

37-1N-24-2220-0001-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,908	100	2,908	209,540
FOP	132	30	40	2,882
TOTALS	3,040		2,948	212,422

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0479	VF PICKET	0 100	0	0	80.00	LF	10.00	
2	0811	CONCRETE B	0 100	0	0	684.00	SF	5.20	
3	1242	WD DECK A	0 100	24	16	384.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	4.34

REVIEW DATE 08/17/2022 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	01	2,948	103.3060	77.48	228,411	2007	2007	0	0	7.00	93.00
1 SFR MODULR - 100% - 2015 Heated Area: 2908 HX Base Yr 2015											
15049 BLUE FISH LN, BRYCEVILLE											

BLD DATE	10/31/2007	JH	LGL DATE	
XF DATE			LAND DATE	05/18/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF									
5,345									

Total Acres: 4.34 Total Land Value: 78,120 Market: 0 Agricultural: 0 Common: 78,120

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6			Tax Dist:				
BUILDING MARKET VALUE				212,422			
TOTAL MARKET OB/XF VALUE				5,345			
TOTAL LAND VALUE - MARKET				78,120			
TOTAL MARKET VALUE				295,887			
SOH/AGL Deduction				110,078			
ASSESSED VALUE				185,809			
TOTAL EXEMPTION VALUE			HX HB		50,000		
BASE TAXABLE VALUE				135,809			
TOTAL JUST VALUE				295,887			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				254,095			

BUILDING DIMENSIONS									
BAS=[YR=2007] W76S40E50FOP=[YR=2007] E12 N11W12S11\$N11E12S11E14N40\$.									