LOT 75
DEEP CREEK PLANTATION PB 7/239
UTIL ESMT IN OR 2552-1626

NEWMAN BILLY JOE JR & MOLLIE/
9035 PINE OAK HAMMOCK
BRYCEVILLE, FL 32009

2024

23-1N-23-034D-0075-0000

BUILDING CHARACTERISTICS

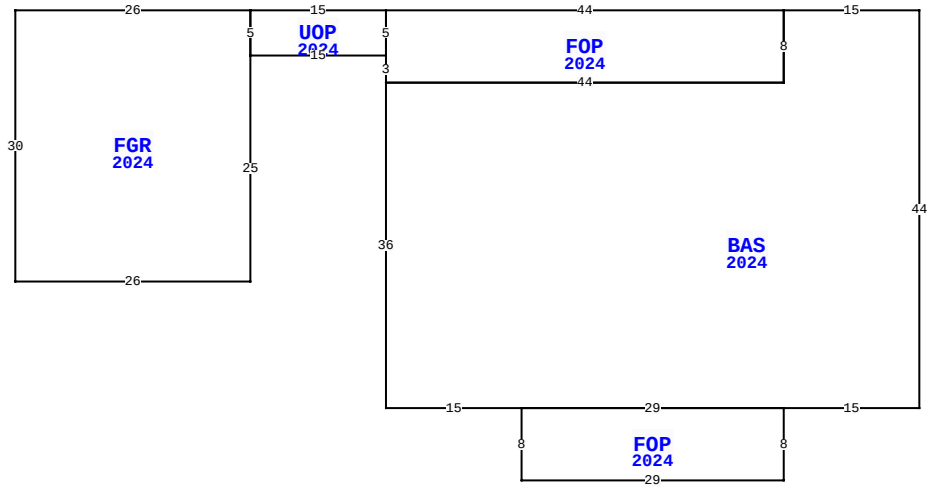
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,244	100	2,244	344,880
FGR	780	55	429	65,933
FOP	232	30	70	10,758
FOP	352	30	106	16,291
UOP	75	20	15	2,305
TOTALS	3,683		2,864	440,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,864	102.4600	153.69	440,168	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 2244 HX Base Yr



15382 BULLOCK BLUFF RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2024 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	440,168
TOTAL MARKET OB/XF VALUE	3,380
TOTAL LAND VALUE - MARKET	144,500
TOTAL MARKET VALUE	588,048
SOH/AGL Deduction	82,031
ASSESSED VALUE	506,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	506,017
TOTAL JUST VALUE	588,048
NCON VALUE	443,548
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001547	CO ISSUED	0	02/03/2023
22004560	NEW CONSTR	402,123	03/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/0200	12/21/2018	WD	Q	V	01	55,000
GRANTOR: THOMAS CHARLES A & KA						
GRANTEE: NEWMAN BILLY JOE JR						
1913/0399	4/10/2014	WD	Q	V	01	49,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: THOMAS CHARLES A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=120,10] W15 S8 W44 S36 E15 E29 E15 N44 $
FGR=[YR=2024;ORIG=46,10] W26 S30 E26 N25 N5 $
FOP=[YR=2024;ORIG=105,10] W44 S5 S3 E44 N8 $
FOP=[YR=2024;ORIG=105,54] W29 S8 E29 N8 $
UOP=[YR=2024;ORIG=61,10] W15 S5 E15 N5 $
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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	0	0	0	520.00	SF	6.50	6.50	100	2024	2023		100	3,380	

LAND DESCRIPTION

TOTAL OB/XF 3,380

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	0	0006	OR	0.00	0.00	6.64	AC		1.00	1.00	1.00	20,000.00	20,000.00	132,800							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	3.90	AC		1.00	1.00	1.00	3,000.00	3,000.00	11,700							

REVIEW DATE 06/16/2023 BY WW Total Acres: 10.54 Total Land Value: 144,500 Market: 0 Agricultural: 0 Common: 144,500 PRINTED 08/06/2024 BY SYS