

BLANTON CHARLES BROOKER & DRUCILLA NEWSOM
15418 BULLOCK BLUFF RD
BRYCEVILLE, FL 32009

23-1N-23-034D-0083-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	31	HARDIE BRD 100								0500	01	2,544	100.6848	151.03	384,220		2022	2022	0	0	0	0.00	100.00	VALUATION BY																															
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 100% - 2023										Heated Area: 2021										HX Base Yr 2023										STANDARD															
Roof Cover	05	COMP SHNGL 100																																						Tax Group: 6								Tax Dist:							
Interior Wall	03	DRYWALL 100																																						BUILDING MARKET VALUE								384,220							
Interior Floo	13	LVT/LAMNT 70																																						TOTAL MARKET OB/XF VALUE								3,003							
Interior Floo	14	CARPET 30																																						TOTAL LAND VALUE - MARKET								97,920							
Air Condition	03	CENTRAL 100																																						TOTAL MARKET VALUE								485,143							
Heating Type	04	AIR DUCTED 100																																						SOH/AGL Deduction								183,295							
Bedrooms		3 100																																						ASSESSED VALUE								301,848							
Bathrooms		2.5 100																																						TOTAL EXEMPTION VALUE								HX HB 50,000							
Frame	02	WOOD FRAME 100																																						BASE TAXABLE VALUE								251,848							
Stories	1.	1. 100																																						TOTAL JUST VALUE								485,143							
Units	00	0 100																																						NCON VALUE								0							
Occupancy	00	NONE 100																																						INCOME VALUE															
																																								PREVIOUS YEAR MKT VALUE								413,840							