

LOT 86
IN OR 1536/1621
DEEP CREEK PLANTATION PB 7/239

SHROADS JAMES L & JANE R/
PO BOX 15568
FERNANDINA BEACH, FL 32035

2024

23-1N-23-034D-0086-0000

BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		0	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		62,070	
TOTAL MARKET VALUE		62,070	
SOH/AGL Deduction		42,442	
ASSESSED VALUE		19,628	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		19,628	
TOTAL JUST VALUE		62,070	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		52,760	

DOR CODE		0000 VACANT		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC		9006.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/1621	11/20/2007	WD	Q	V		125,600
GRANTOR: DEEP CREEK PLANTATION						
GRANTEE: SHROADS JAMES L & J						

TOTALS		15436 BULLOCK BLUFF RD, BRYCEVILLE										BLD DATE		LGL DATE	03/28/2024	MLU
EXTRA FEATURES												XF DATE		LAND DATE		
												INC DATE		AG DATE		
L N	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

BUILDING NOTES			

BUILDING DIMENSIONS												

LAND DESCRIPTION															TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.88	AC		1.00	1.00	1.00	30,000.00	30,000.00	56,400								
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	1.89	AC		1.00	1.00	1.00	3,000.00	3,000.00	5,670								