

JONES JILL R & TODD G
3026 BEAUCLERC OAKS DR S
JACKSONVILLE, FL 32257

23-1N-23-034D-0099-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		31	HARDIE BRD 80							0500	01	3,192	97.8880	146.83	468,681	2022	2022	0	0	0.15	99.85	VALUATION BY					STANDARD												
Exterior Wall		20	FACE BRICK 20							1 SFR CUST - 100% - 2023										Heated Area: 2609					HX Base Yr 2023					Tax Group: 6					Tax Dist:				
Roof Structur		03	GABLE/HIP 100							The floor plan shows a complex building footprint with several rectangular sections. Dimensions are provided for various segments: horizontal lengths include 28, 36, 13, 12, 18, 4, 18, 12, 10, 3, 2, 24, 4, 24, 4, 5, 6, 4, 30, 4, 6, 12, 6, 24, 21, 16, 24, 10, 3, 10, 16, 10, 24. Vertical widths include 28, 24, 12, 16, 24, 21, 16, 10, 3, 10, 16, 10, 24. Area labels in blue text indicate specific zones: BAS 2022 (top left), FOP 2022 (middle right), FGR 2022 (bottom left), and another FOP 2022 (bottom center).																													
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floo		13	LVT/LAMNT 100																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			4 100																																				
Bathrooms			3.5 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		0	0 100																																				
Units		0	0 100																																				
Occupancy		00	NONE 100																																				
Quality		02	Quality Level 02																																				
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	2,609	100	2,609	382,504																																			
FGR	606	55	333	48,821																																			
FOP	330	30	99	14,514																																			
FOP	504	30	151	22,138																																			
TOTALS		4,049		3,192		467,978		15415 BULLOCK BLUFF RD, BRYCEVILLE										BLD DATE				LGL DATE		03/28/2024		MLU													
EXTRA FEATURES												XF DATE				LAND 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																							
1	0810	CONCRETE A	0 100	0	0	1,417.00	SF	6.50	6.50	100	2022	2022	3	100	9,211																								
LAND DESCRIPTION										TOTAL OB/XF										9,211																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.40	AC		1.00	1.00	1.00	24,000.00	24,000.00	57,600																						
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	5.97	AC		1.00	1.00	1.00	1,500.00	1,500.00	8,955																						
REVIEW DATE	05/17/2022		BY	TW		Total Acres: 8.37	Total Land Value: 66,555		Market: 0		Agricultural: 0		Common: 66,555		PRINTED 08/06/2024 BY SYS																								