LOT 101
DEEP CREEK PLANTATION PB 7/239

BULMER MITCHELL D & REBECCA J
15403 BULLOCK BLUFF RD
BRYCEVILLE, FL 32009

2024

23-1N-23-034D-0101-0000

BUILDING CHARACTERISTICS

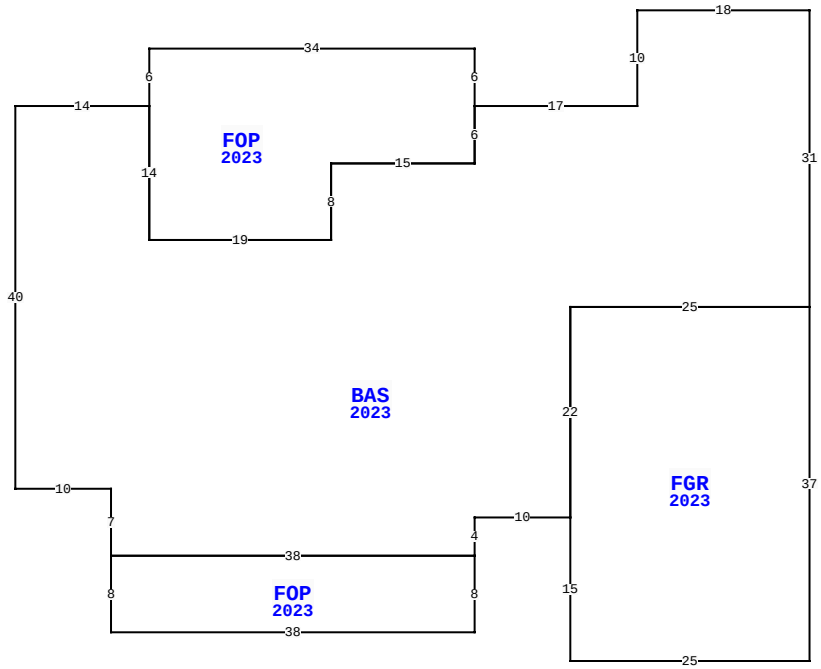
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,965	100	2,965	414,477
FGR	925	55	509	71,153
FOP	304	30	91	12,721
FOP	560	30	168	23,485
TOTALS	4,754		3,733	521,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,733	93.1950	139.79	521,836	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2965 HX Base Yr 2024



15403 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		580,897
TOTAL MARKET OB/XF VALUE		15,560
TOTAL LAND VALUE - MARKET		61,020
TOTAL MARKET VALUE		657,477
SOH/AGL Deduction		145,565
ASSESSED VALUE		511,912
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		461,912
TOTAL JUST VALUE		657,477
NCON VALUE		596,457
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005569	CO ISSUED		04/28/2023
22004774	NEW CONSTR	515,903	03/29/2022
22004775	GARAGE	107,784	03/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/0184	6/29/2021	WD	Q	V	01	68,000
GRANTOR: STONE MARTHA						
GRANTEE: BULMER MITCHELL D &						
1913/1515	4/08/2014	WD	Q	V	02	74,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: STONE MARTHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=69,-14] W18 S10 W17 S6 W15 S8 W19 N14 W14 S40 E10 S7 E38 N4 E10 N22 E25 N31 $
FOP=[YR=2023;ORIG=34,-10] W34 S6 S14 E19 N8 E15 N6 N6 $
FOP=[YR=2023;ORIG=34,43] W38 S8 E38 N8 $
FGR=[YR=2023;ORIG=69,17] W25 S22 S15 E25 N37 $
.

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	0812	CONCRETE C	0	100	0	0	3,890.00	SF	4.00	4.00	100	2024	2023		100	15,560	

LAND DESCRIPTION

TOTAL OB/XF 15,560

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	100	0006	OR	0.00	0.00	2.22	AC		1.00	1.00	1.00	24,000.00	24,000.00	53,280							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	5.16	AC		1.00	1.00	1.00	1,500.00	1,500.00	7,740							

REVIEW DATE 05/31/2023 BY WW Total Acres: 7.38 Total Land Value: 61,020 Market: 0 Agricultural: 0 Common: 61,020 PRINTED 08/06/2024 BY SYS

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Interior Floo	03	CONC FINSH 100
Interior Floo	01	NONE 0
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

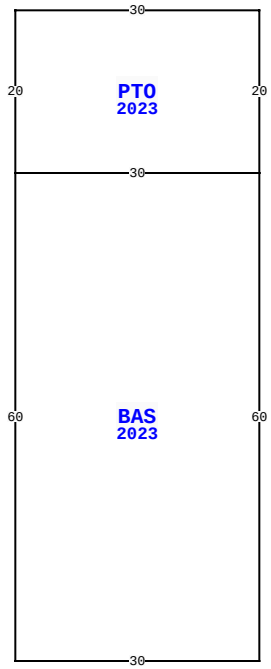
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	58,093
PTO	600	5	30	968
TOTALS	2,400		1,830	59,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,830	93.1500	32.60	59,658	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1800 HX Base Yr 2024



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GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: STONE MARTHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=130,10] W30 S60 E30 N60 $
PTO=[YR=2023;ORIG=130,-10] W30 S20 E30 N20 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/31/2023 BY WW Total Acres: 7.38 Total Land Value: 61,020 Market: 0 Agricultural: 0 Common: 61,020 PRINTED 08/06/2024 BY SYS