LOT 2
DEEP CREEK PLANTATION PB 7/239

RANSOM ROBERT GRAFTON III & LORA J
15113 INGLE RD
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0002-0000

BUILDING CHARACTERISTICS

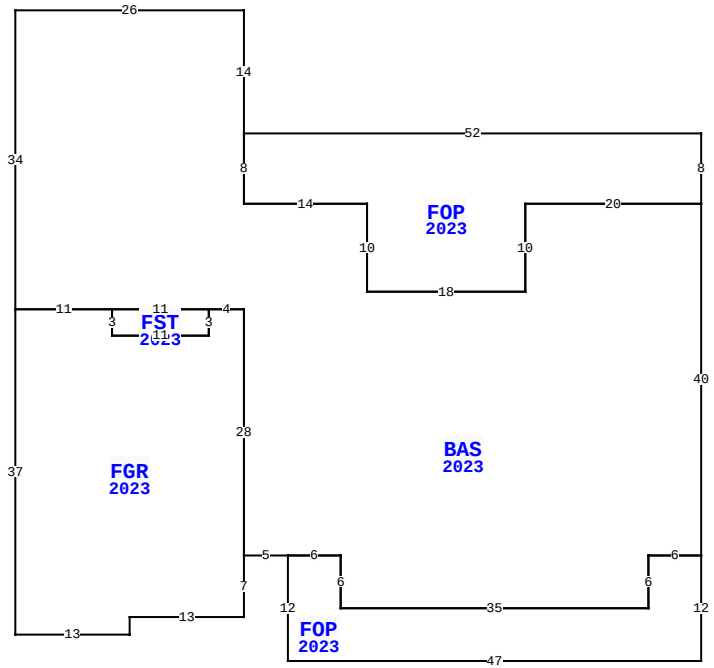
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,994	100	2023	2,994	429,160
FGR	903	55	2023	497	71,240
FOP	354	30	2023	106	15,194
FOP	596	30	2023	179	25,658
FST	33	55	2023	18	2,580
TOTALS	4,880			3,794	543,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,794	90.7200	143.34	543,832	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2994 HX Base Yr 2024



15113 INGLE RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 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		629,886
TOTAL MARKET OB/XF VALUE		9,113
TOTAL LAND VALUE - MARKET		51,120
TOTAL MARKET VALUE		690,119
SOH/AGL Deduction		140,799
ASSESSED VALUE		549,320
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		498,598
TOTAL JUST VALUE		690,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		724,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003593	CO ISSUED	0	03/17/2023
22007378	NEW CONSTR	524,366	05/11/2022
22007379	NEW CONSTR	172,887	05/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/0545	5/21/2021	WD	U	V	11	100
GRANTOR: BERNARD RUTHENE H						
GRANTEE: RANSOM ROBERT G III						
2465/0972	5/21/2021	WD	Q	V	01	63,000
GRANTOR: BERNARD RUTHENE HUGHE						
GRANTEE: RANSOM ROBERT GRAFT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=230,18] W20 S10 W18 N10 W14 N8 N14 W26 S34 E11 E11 E4 S28 E5 E6 S6 E35 N6 E6 N40 $
FGR=[YR=2023;ORIG=152,30] E11 S3 E11 N3 E4 S28 S7 W13 S2 W13 N37 $
FOP=[YR=2023;ORIG=230,10] W52 S8 E14 S10 E18 N10 E20 N8 $
FOP=[YR=2023;ORIG=189,58] W6 S12 E47 N12 W6 S6 W35 N6 $
FST=[YR=2023;ORIG=174,30] W11 S3 E11 N3 $
.

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
2	0811	CONCRETE B	0	100	0	0	791.00	SF	5.20	5.20	100	2024	2023		100	4,113	

LAND DESCRIPTION

TOTAL OB/XF 9,113

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	000100	C	RES	100	0006	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	50,000							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	0.14	AC		1.00	1.00	1.00	8,000.00	8,000.00	1,120							

REVIEW DATE 05/31/2023 BY WW Total Acres: 2.64 Total Land Value: 51,120 Market: 0 Agricultural: 0 Common: 51,120 PRINTED 07/30/2025 BY SYS

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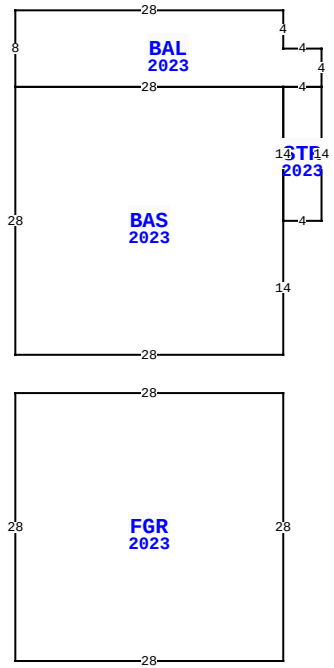
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	240	15	2023	36	2,465
BAS	784	100	2023	784	53,673
FGR	784	55	2023	431	29,506
STR	56	10	2023	6	411
TOTALS	1,864			1,257	86,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,257	129.1680	68.46	86,054	2023	2023	0	0	0	0.00	100.00

2 ACCESORY U – 100% - 2024 Heated Area: 784 HX Base Yr 2024



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GRANTOR: BERNARD RUTHENE HUGHE						
GRANTEE: RANSOM ROBERT GRAFT						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2023;ORIG=0,30] E28 S28 W28 N28 $
BAS=[YR=2023;ORIG=0,-2] S28 E28 N14 N14 W28 $
BAL=[YR=2023;ORIG=0,-2] N8 E28 S4 E4 S4 W4 W28 $
STR=[YR=2023;ORIG=28,-2] E4 S14 W4 N14 $
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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

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