LOT 75
DEEP CREEK PLANTATION PB 7/239
UTIL ESMT IN OR 2552-1626

NEWMAN BILLY JOE JR & MOLLIE/
15382 BULLOCK BLUFF RD
BRYCEVILLE, FL 32009

**2025**

**23-1N-23-034D-0075-0000**

## BUILDING CHARACTERISTICS

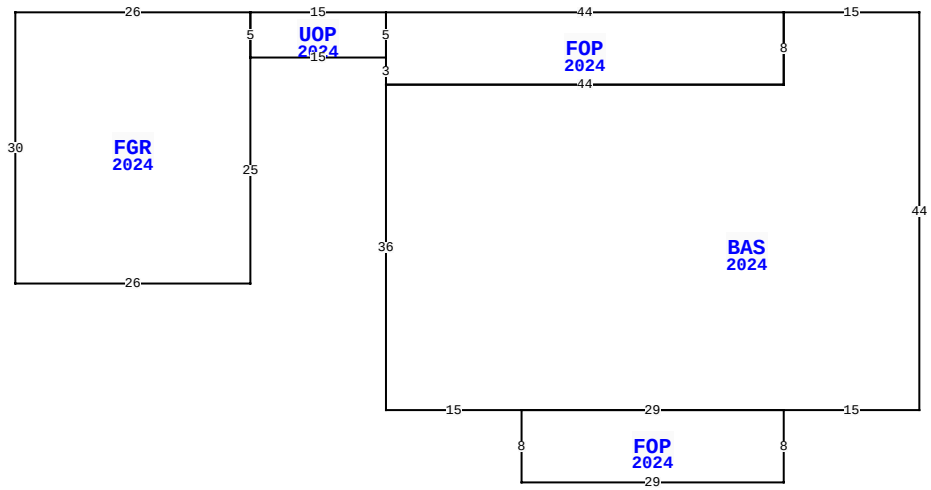
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Interior Floo | 01 | NONE 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 2,244 | 100 | 2024 | 2,244 | 326,689 |
| FGR | 780 | 55 | 2024 | 429 | 62,455 |
| FOP | 232 | 30 | 2024 | 70 | 10,191 |
| FOP | 352 | 30 | 2024 | 106 | 15,432 |
| UOP | 75 | 20 | 2024 | 15 | 2,184 |
| TOTALS | 3,683 | | | 2,864 | 416,951 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,864 | 92.2140 | 145.70 | 417,285 | 2023 | 2023 | 0 | 0 | 0 | 0.08 | 99.92 |

1 SFR CUST – 100% - 2025 Heated Area: 2244 HX Base Yr 2025




15382 BULLOCK BLUFF 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 | | 416,951 |
| TOTAL MARKET OB/XF VALUE | | 3,380 |
| TOTAL LAND VALUE - MARKET | | 157,360 |
| TOTAL MARKET VALUE | | 577,691 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 577,691 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 526,969 |
| TOTAL JUST VALUE | | 577,691 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 588,048 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23001547 | CO ISSUED | 0 | 02/03/2023 |
| 22004560 | NEW CONSTR | 402,123 | 03/24/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2245/0200 | 12/21/2018 | WD | Q | V | 01 | 55,000 |
| GRANTOR: THOMAS CHARLES A & KA | | | | | | |
| GRANTEE: NEWMAN BILLY JOE JR | | | | | | |
| 1913/0399 | 4/10/2014 | WD | Q | V | 01 | 49,900 |
| GRANTOR: FLORIDA DEEP CREEK PL | | | | | | |
| GRANTEE: THOMAS CHARLES A & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=120,10] W15 S8 W44 S36 E15 E29 E15 N44 $
FGR=[YR=2024;ORIG=46,10] W26 S30 E26 N25 N5 $
FOP=[YR=2024;ORIG=105,10] W44 S5 S3 E44 N8 $
FOP=[YR=2024;ORIG=105,54] W29 S8 E29 N8 $
UOP=[YR=2024;ORIG=61,10] W15 S5 E15 N5 $
.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 520.00 | SF | 6.50 | 6.50 | 100 | 2024 | 2023 | | 100 | 3,380 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,380

| 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 | 6.64 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 126,160 | | | | | | | |
| 2 | 009605 | C | WETLANDS | 100 | 0006 | OR | 0.00 | 0.00 | 3.90 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 31,200 | | | | | | | |

REVIEW DATE 06/16/2023 BY WW Total Acres: 10.54 Total Land Value: 157,360 Market: 0 Agricultural: 0 Common: 157,360 PRINTED 07/30/2025 BY SYS