LOTS 83 & 84
DEEP CREEK PLANTATION PB 7/239
ESMT IN OR 2477-333

BLANTON CHARLES BROOKER & DRUCILLA NEWSOM
15418 BULLOCK BLUFF RD
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0083-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

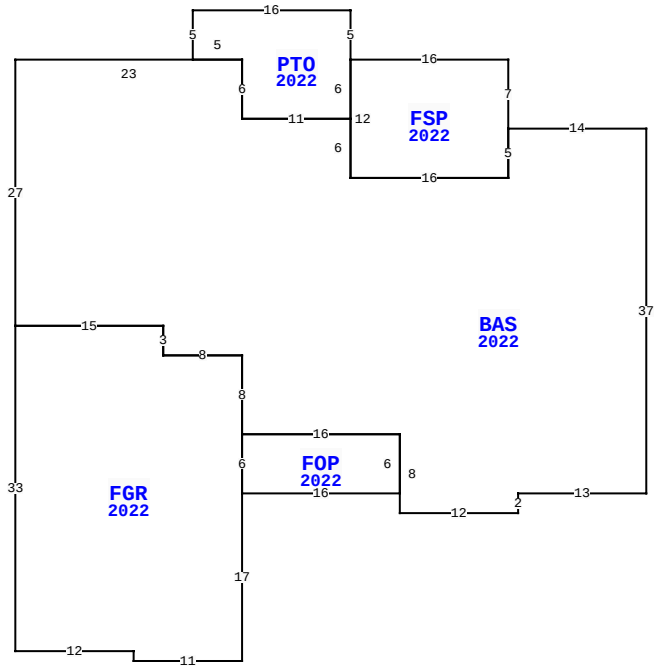
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,021	100	2022	2,021	303,062
FGR	746	55	2022	410	61,482
FOP	96	30	2022	29	4,349
FSP	192	40	2022	77	11,547
PTO	146	5	2022	7	1,050
TOTALS	3,201			2,544	381,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,544	95.3856	150.71	383,406	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2021 HX Base Yr 2023



15418 BULLOCK BLUFF RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		381,489
TOTAL MARKET OB/XF VALUE		2,973
TOTAL LAND VALUE - MARKET		176,960
TOTAL MARKET VALUE		561,422
SOH/AGL Deduction		156,320
ASSESSED VALUE		405,102
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		354,380
TOTAL JUST VALUE		561,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013000	NEW CONSTR	360,305	09/24/2021
21009159	CO ISSUED	0	08/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/833	3/18/2024	WD	U	V	30	125,000
GRANTOR: BLANTON TUCKER NEWSOM						
GRANTEE: BLANTON CHARLES BRO						
2439/1940	3/01/2021	WD	Q	V	02	79,000
GRANTOR: EL-BAHRI ANDRE						
GRANTEE: BLANTON CHARLES BRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W14 S5 W16 N6 W11 N6 W23 S27 E15 S3 E8 S8 E16 S8 E12 N2 E13 N37 $
FGR=[YR=2022;ORIG=-64,20] S33 E12 S1 E11 N17 N6 N8 W8 N3 W15 $
FSP=[YR=2022;ORIG=-14,0] N7 W16 S12 E16 N5 $
PTO=[YR=2022;ORIG=-30,-7] N5 W16 S5 E5 S6 E11 N6 $
FOP=[YR=2022;ORIG=-41,37] E16 N6 W16 S6 $
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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	462.00	SF	6.50	6.50	100	2022	2022	3	99	2,973	

LAND DESCRIPTION

TOTAL OB/XF 2,973

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	4.47	AC		1.00	1.00	1.00	14,000.00	14,000.00	62,580							
2	000100	C	RES	100	0006	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	84,000							
3	009605	C	WETLANDS	100	0006	OR	0.00	0.00	2.84	AC		1.00	1.00	1.00	7,000.00	7,000.00	19,880							
4	009605	C	WETLANDS	100	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	10,500							

REVIEW DATE 10/19/2022 BY WW Total Acres: 14.81 Total Land Value: 176,960 Market: 0 Agricultural: 0 Common: 176,960 PRINTED 07/30/2025 BY SYS