LOT 85
DEEP CREEK PLANTATION PB 7/239

BERIAULT CLAYTON M
15430 BULLOCK BLUFF RD
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0085-0000

BUILDING CHARACTERISTICS

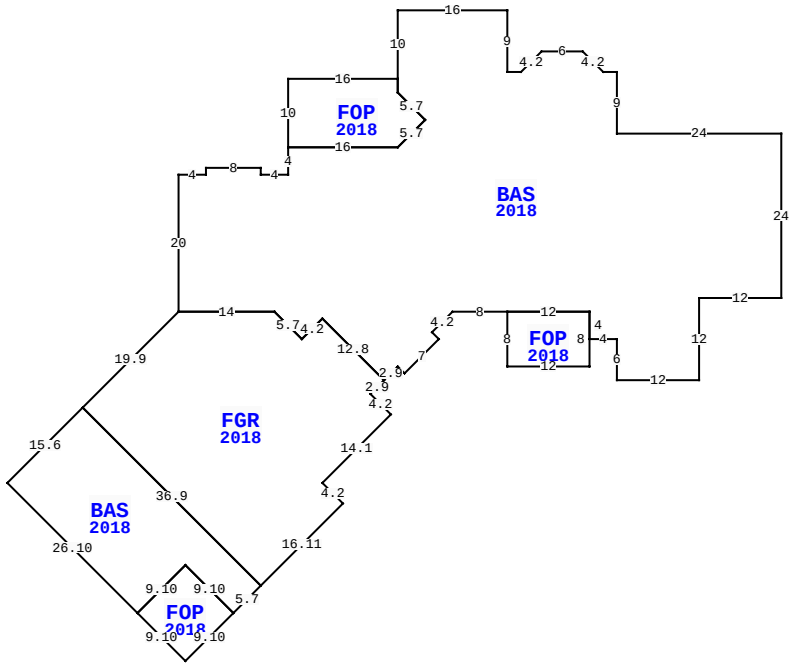
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	474	100	2018	474	65,870
BAS	2,848	100	2018	2,848	395,777
FGR	1,049	55	2018	577	80,184
FOP	96	30	2018	29	4,030
FOP	98	30	2018	29	4,030
FOP	176	30	2018	53	7,365
TOTALS	4,741			4,010	557,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,010	90.2088	142.53	571,545	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2020 Heated Area: 3322 HX Base Yr 2020



15430 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		557,256
TOTAL MARKET OB/XF VALUE		95,874
TOTAL LAND VALUE - MARKET		95,930
TOTAL MARKET VALUE		749,060
SOH/AGL Deduction		233,255
ASSESSED VALUE		515,805
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		465,083
TOTAL JUST VALUE		749,060
NCON VALUE		72,354
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		675,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010075	INGROUND POOL	40,000	08/07/2023
19001771	CO ISSUED	0	02/22/2019
18007043	NEW CONSTR	433,617	07/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/0539	3/08/2019	WD	U	V	11	100
GRANTOR: BERIAULT ELECTRIC LLC						
GRANTEE: BERIAULT CLAYTON M						
2156/1885	6/29/2017	WD	Q	V	01	85,000
GRANTOR: ROBERSON CHARLIE W						
GRANTEE: BERIAULT ELECTRIC L						

BUILDING NOTES

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	1,500.00	SF	4.00	4.00	100	2020	2020	3	98	5,880	
2	0680	POLE SHED	0	100	60	30	1,800.00	SF	10.00	10.00	100	2024	2023		98	17,640	
3	0861	POOL GUNIT	0	100	0	0	594.00	SF	85.00	85.00	100	2025	2024		100	50,490	
4	0812	CONCRETE C	0	100	0	0	966.00	SF	4.00	4.00	100	2025	2024		100	3,864	
5	0680	POLE SHED	0	100	60	30	1,800.00	SF	10.00	10.00	100	2025	2024		100	18,000	

BUILDING DIMENSIONS

BAS=[YR=2018] W24 N9 W2 U3 L3 W6 D3 L3 W2 N9 W16 S10 FOP=[YR=2018] W16 S10 E16 U4 R4 U4 L4 N2$ S2 D4 R4 D4 L4 W16 S4 W4 N1 W8 S1 W4 S20 FGR=[YR=2018] D14 L14 BAS=[YR=2018] D11 L11 D19 R19 FOP=[YR=2018] D7 R7 U7 R7 U7 L7 D7 L7 $ U7 R7 D7 R7 U4 R4 U26 L26 $ D26 R26 U12 R12 U3 L3 U10 R10 U3 L3 U2 R2 U9 L9 D3 L3 U4 L4 W14$ E14 D4 R4 U3 R3 D9 R9 U2 R2 D1 R1 U5 R5 U1 L1 U3 R3 E8 FOP=[YR=2018] S8 E12 N8 W12$ E12 S4 E4 S6 E12 N12 E12 N24$.

LAND DESCRIPTION

TOTAL OB/XF 95,874

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	4.19	AC		1.00	1.00	1.00	19,000.00	19,000.00	79,610							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	2.04	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,320							

REVIEW DATE 09/17/2024 BY WW Total Acres: 6.23 Total Land Value: 95,930 Market: 0 Agricultural: 0 Common: 95,930 PRINTED 07/30/2025 BY SYS