LOT 89 & PT OF LOT 38
IN OR 2546/1868
DEEP CREEK PLANTATION

SZNAKOWSKI ANTHONY & CAROLINE/
15424 BULLOCK BLUFF ROAD
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0089-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

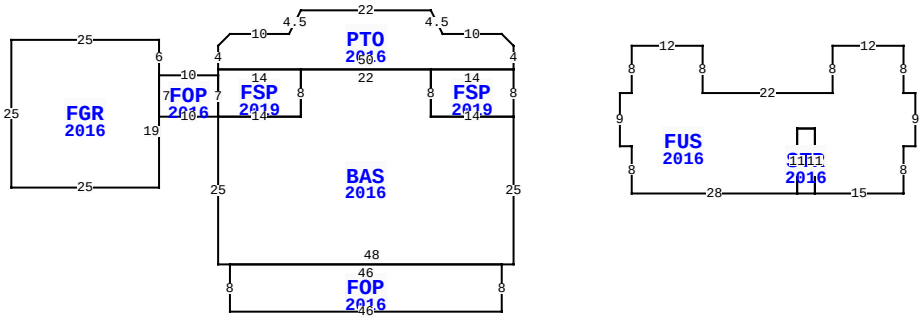
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100	2016	1,426	230,383
FGR	625	55	2016	344	55,576
FOP	70	30	2016	21	3,393
FOP	368	30	2016	110	17,772
FSP	112	40	2019	45	7,270
FSP	112	40	2019	45	7,270
FUS	977	100	2016	977	157,842
PTO	392	5	2016	20	3,231
STR	33	10	2016	3	485
TOTALS	4,115			2,991	483,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,991	106.5114	168.29	503,355	2016	2016	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2023 Heated Area: 2403 HX Base Yr 2023



15424 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		483,221
TOTAL MARKET OB/XF VALUE		2,668
TOTAL LAND VALUE - MARKET		52,880
TOTAL MARKET VALUE		538,769
SOH/AGL Deduction		196,809
ASSESSED VALUE		341,960
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		291,238
TOTAL JUST VALUE		538,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632660	NEW CONSTR	0	10/04/2016
B153025	NEW CONSTR	275,203	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2546/1868	3/11/2022	WD	Q	I	01	575,000
GRANTOR: STOWERS ROBIN & TAMBR						
GRANTEE: SZNAKOWSKI ANTHONY						
2307/0709	9/20/2019	WD	Q	I	01	373,900
GRANTOR: DERAGON KENNETH W TRU						
GRANTEE: STOWERS ROBIN & TAM						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] U2 L2 W10 U4 L2 W22 L2 D4 W10 L2 D2 S4 FSP=[YR=2019] S1 FOP=[YR=2016] W10 FGR=[YR=2016] N6 W25 S25 E25 N19$ S7 E10 N7$ S7 BAS=[YR=2016] S25 E2 FOP=[YR=2016] S8 E46 N8 W46$ E48 N25 FSP=[YR=2019] N8 W14 S8 E14$ W14 N8 W22 S8 W14$ E14 N8 W14$ E50 N4$ PTR=E20 FUS=[YR=2016] E12 S8 E22 N8 E12 S8 E2 S9 W2 S8 W15 STR=[YR=2016] W3 N11 E3 S11$ N11 W3 S11 W28 N8 W2 N9 E2 N8$ W20$.

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	0811	CONCRETE B	0	100	0	0	540.00	SF	5.20	5.20	100	2016	2016	3	95	2,668	

LAND DESCRIPTION

TOTAL OB/XF 2,668

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	2.36	AC		1.00	1.00	1.00	20,000.00	20,000.00	47,200							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	0.71	AC		1.00	1.00	1.00	8,000.00	8,000.00	5,680							

REVIEW DATE 02/09/2023 BY WWA Total Acres: 3.07 Total Land Value: 52,880 Market: 0 Agricultural: 0 Common: 52,880 PRINTED 07/30/2025 BY SYS