LOT 99
DEEP CREEK PLANTATION PB 7/239
ESMT IN OR 2478-694

JONES JILL R & TODD G
15415 BULLOCK BLUFF RD
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0099-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

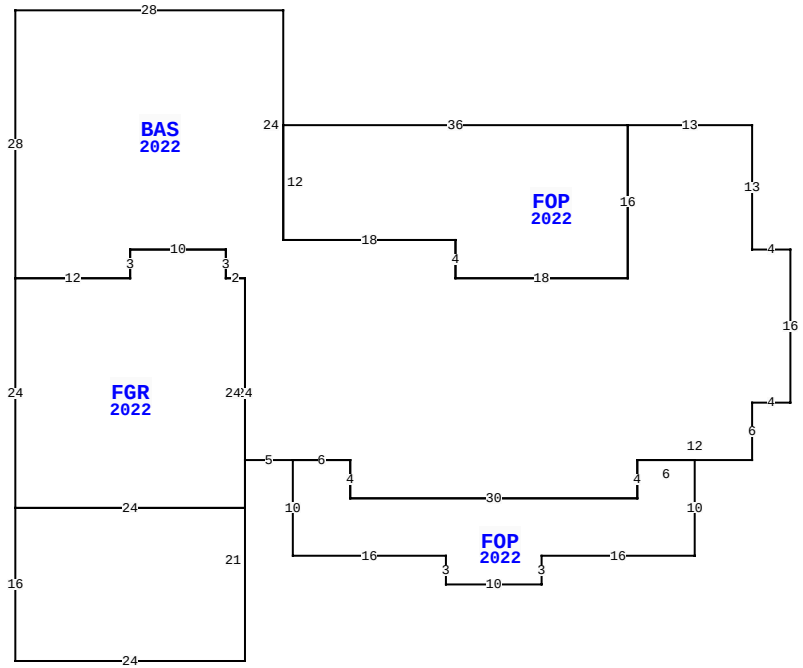
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,609	100	2022	2,609	379,595
FGR	606	55	2022	333	48,449
FOP	330	30	2022	99	14,403
FOP	504	30	2022	151	21,970
TOTALS	4,049			3,192	464,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,192	92.7360	146.52	467,692	2022	2022	0	0	0	0.70	99.30

1 SFR CUST – 100% - 2023 Heated Area: 2609 HX Base Yr 2023



15415 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		464,418
TOTAL MARKET OB/XF VALUE		9,118
TOTAL LAND VALUE - MARKET		89,790
TOTAL MARKET VALUE		563,326
SOH/AGL Deduction		82,315
ASSESSED VALUE		481,011
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		430,289
TOTAL JUST VALUE		563,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005151	CO ISSUED	0	04/04/2022
21008403	NEW CONSTR	395,905	06/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/1174	1/05/2021	WD	Q	V	01	75,000
GRANTOR: FERRO RONALD C SR & B						
GRANTEE: JONES JILL R & TODD						
1910/1162	3/24/2014	WD	Q	V	01	79,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: FERRO RONALD C SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W13 S16 W18 N4 W18 N24 W28 S28 E12 N3 E10 S3 E2 S24 W24 S16 E24 N21 E5 E6 S4 E30 N4 E12 N6 E4 N16 W4 N13 $
FGR=[YR=2022;ORIG=-77,16] S24 E24 N24 W2 N3 W10 S3 W12 $
FOP=[YR=2022;ORIG=-13,0] W36 S12 E18 S4 E18 N16 $
FOP=[YR=2022;ORIG=-48,35] S10 E16 S3 E10 N3 E16 N10 W6 S4 W30 N4 W6 $
.

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	1,417.00	SF	6.50	6.50	100	2022	2022	3	99	9,118	

LAND DESCRIPTION

TOTAL OB/XF 9,118

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	2.40	AC		1.00	1.00	1.00	20,000.00	20,000.00	48,000							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	5.97	AC		1.00	1.00	1.00	7,000.00	7,000.00	41,790							

REVIEW DATE 05/17/2022 BY TW Total Acres: 8.37 Total Land Value: 89,790 Market: 0 Agricultural: 0 Common: 89,790 PRINTED 07/30/2025 BY SYS