



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,583	100	2020	2,583	400,135
FGR	644	55	2020	354	54,839
FOP	104	30	2020	31	4,802
FOP	180	30	2020	54	8,366
FOP	410	30	2020	123	19,054
STR	52	10	2020	5	775
UAT	280	10	2020	28	4,337
TOTALS	4,253			3,178	492,308

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
3	0811	CONCRETE B	0	100	0	0	883.00	SF	5.20	5.20	100	2020	2020	3	98	4,500	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,178	99.6912	157.51	500,567	2020	2020	0	0	1.65	98.35
1 SFR CUST - 100% - 2021											
Heated Area: 2583											
HX Base Yr 2021											

15385 BULLOCK BLUFF RD, BRYCEVILLE	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	04/29/2025
	INC DATE			AG DATE	MLU

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
883.00	SF	5.20	5.20	100	2020	2020	3	98	4,500	

TOTAL OB/XF											
9,945											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	5.82	AC	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		492,308	
TOTAL MARKET OB/XF VALUE		9,945	
TOTAL LAND VALUE - MARKET		110,580	
TOTAL MARKET VALUE		612,833	
SOH/AGL Deduction		263,195	
ASSESSED VALUE		349,638	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		298,916	
TOTAL JUST VALUE		612,833	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		648,449	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011801	CO ISSUED	0	11/30/2020
19011798	NEW CONSTR	358,860	11/12/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2305/0559	9/19/2019	WD	Q	V	02
GRANTOR: DONALDSON JOHN					
GRANTEE: ARNOLD KEVIN W & SH					
1732/1495	3/28/2011	WD	U	V	30
GRANTOR: COLYER DONALDSON & JA					
GRANTEE: DONALDSON JOHN					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2020] W4 FOP=[YR=2020] W20 S9 E20 N9\$ S9 W20 N16 W17 S7 FOP=[YR=2020] W17 S4 E4 D3 R3 E8 D1 R1 E1 N8\$ S8 W1 U1 L1 W8 U3 L3 W4 N4 W3 N9 W12 N4 W12 S20 FGR=[YR=2020] S30 E24 N26 W19 N4 W5\$ E5 S4 E19 S19 E8 S10 FOP=[YR=2020] S10 E41 N10 W41\$ E41 N10 E12 N30\$ PTR= E20 UAT=[YR=2020] E4 STR=[YR=2020] N4 E13 S4 W13\$ E10 S20 W14 N20\$ W20\$.		