LOT 107
IN OR 2042/1334
DEEP CREEK PLANTATION PB 7/239

KEENE DAVID O JR & PAULA D/
15379 BULLOCK BLUFF RD
BRYCEVILLE, FL 32009

**2025**

**23-1N-23-034D-0107-0000**

## BUILDING CHARACTERISTICS

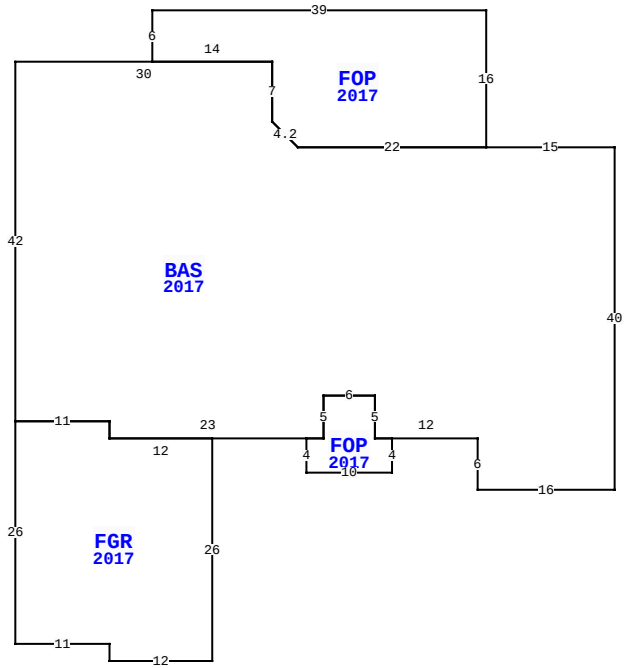
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 2,729 | 100 | 2017 | 2,729 | 375,137 |
| FGR | 598 | 55 | 2017 | 329 | 45,225 |
| FOP | 70 | 30 | 2017 | 21 | 2,887 |
| FOP | 480 | 30 | 2017 | 144 | 19,795 |
| TOTALS | 3,877 | | | 3,223 | 443,044 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,223 | 91.8252 | 145.08 | 467,593 | 2017 | 2017 | 0 | 0 | 0 | 5.25 | 94.75 |

1 SFR CUST – 100% - 2018 Heated Area: 2729 HX Base Yr 2018




| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 | NW | LGL DATE |
| XF DATE | | | LAND DATE 04/29/2025 MLU |
| INC DATE | | | AG DATE |

15379 BULLOCK BLUFF RD, BRYCEVILLE

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 483,309 |
| TOTAL MARKET OB/XF VALUE | | 5,704 |
| TOTAL LAND VALUE - MARKET | | 112,480 |
| TOTAL MARKET VALUE | | 601,493 |
| SOH/AGL Deduction | | 271,330 |
| ASSESSED VALUE | | 330,163 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 279,441 |
| TOTAL JUST VALUE | | 601,493 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 633,708 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1703175 | CO ISSUED | 0 | 04/12/2017 |
| B1633181 | NEW CONSTR | 327,904 | 10/01/2016 |
| B1633182 | GARAGE | 53,556 | 10/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2042/1334 | 4/25/2016 | WD | Q | V | 01 | 44,000 |
| GRANTOR: SANCHEZ JOHN & TINA | | | | | | |
| GRANTEE: KEENE DAVID O JR & | | | | | | |
| 1913/0495 | 4/10/2014 | WD | Q | V | 01 | 42,900 |
| GRANTOR: FLORIDA DEEP CREEK PL | | | | | | |
| GRANTEE: SANCHEZ JOHN & TINA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W15 FOP=[YR=2017] N16 W39 S6 E14 S7 D3 R3 E22$ W22 U3 L3 N7 W30 S42 FGR=[YR=2017] S26 E11 S2 E12 N26 W12 N2 W11$ E11 S2 E23 FOP=[YR=2017] S4 E10 N4 W2 N5 W6 S5 W2$ E2 N5 E6 S5 E12 S6 E16 N40 $.

## 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 | 1,338.00 | SF | 4.00 | 4.00 | 100 | 2017 | 2017 | 3 | 96 | 5,138 | |
| 2 | 1127 | BRICK 8" | 0 | 100 | 13 | 4 | 52.00 | SF | 11.00 | 11.00 | 100 | 2017 | 2017 | 3 | 99 | 566 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,704

| 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 | 5.92 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 112,480 | | | | | | | |

REVIEW DATE 02/09/2023 BY WWA Total Acres: 5.92 Total Land Value: 112,480 Market: 0 Agricultural: 0 Common: 112,480 PRINTED 07/30/2025 BY SYS

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**2025**

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## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

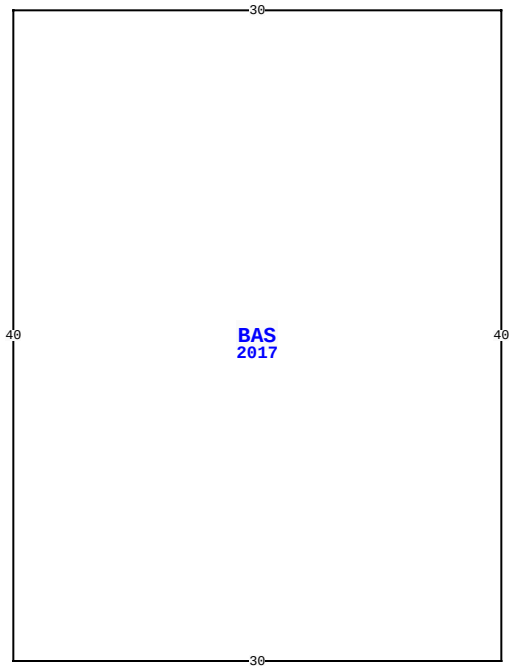
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9006.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,200 | 100 | 2017 | 1,200 | 40,265 |
| TOTALS | 1,200 | | | 1,200 | 40,265 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,200 | 97.5200 | 36.08 | 43,296 | 2017 | 2017 | 0 | 0 | 0 | 7.00 | 93.00 |

2 GARAGE RES – 100% - 2018 Heated Area: 1200 HX Base Yr 2018




15379 BULLOCK BLUFF RD, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 04/29/2025 MLU |
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| GRANTOR: SANCHEZ JOHN & TINA | | | | | | |
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| 1913/0495 | 4/10/2014 | WD | Q | V | 01 | 42,900 |
| GRANTOR: FLORIDA DEEP CREEK PL | | | | | | |
| GRANTEE: SANCHEZ JOHN & TINA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W30 S40 E30 N40$.

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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