LOT 109
UTIL ESMT IN OR 2366-49
DEEP CREEK PLANTATION PB 7/239

BAYLISS RYAN & TORI/
15367 BULLOCK BLUFF RD
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0109-0000

BUILDING CHARACTERISTICS

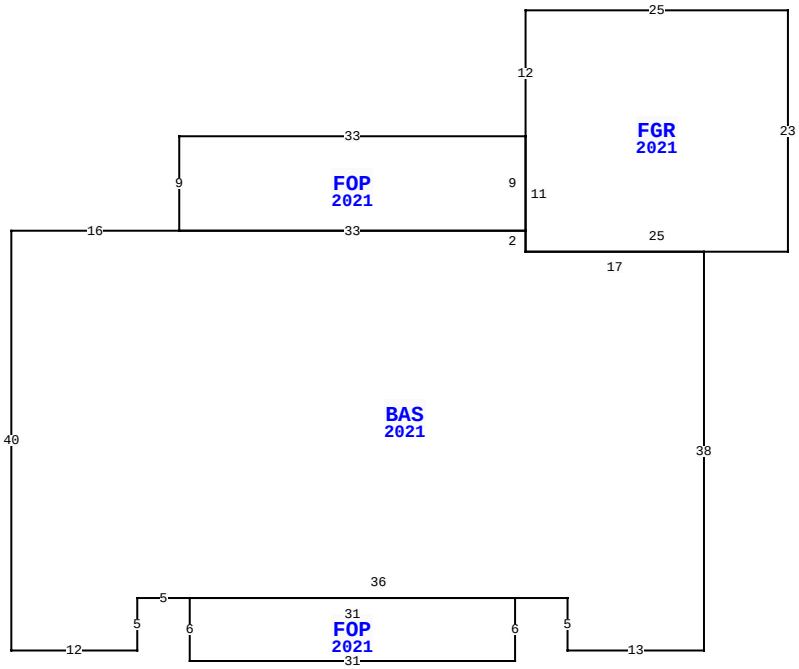
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,401	100	2021	2,401	372,199
FGR	575	55	2021	316	48,986
FOP	186	30	2021	56	8,681
FOP	297	30	2021	89	13,796
TOTALS	3,459			2,862	443,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,862	99.2358	156.79	448,733	2021	2021	0	0	0	1.13	98.87

1 SFR CUST – 100% - 2022 Heated Area: 2401 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

15367 BULLOCK BLUFF RD, BRYCEVILLE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		443,662
TOTAL MARKET OB/XF VALUE		35,571
TOTAL LAND VALUE - MARKET		124,450
TOTAL MARKET VALUE		603,683
SOH/AGL Deduction		194,190
ASSESSED VALUE		409,493
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		358,771
TOTAL JUST VALUE		603,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		637,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012719	INGROUND POOL	71,180	11/12/2024
22016577	CARPORT	43,516	11/04/2022
21001951	CO ISSUED	0	02/18/2021
20007362	NEW CONSTR	327,133	08/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/0036	4/19/2019	WD	Q	V	01	55,000
GRANTOR: IRA RESOUCES INC F/B/						
GRANTEE: BAYLISS RYAN & TORI						
2032/1793	2/29/2016	WD	Q	V	02	45,000
GRANTOR: SMITH STEVEN D & KIMB						
GRANTEE: CAMERON TIMOTHY IRA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W25 S12 FOP=[YR=2021] W33 S9 BAS=[YR=2021] W16 S40 E12 N5 E5 FOP=[YR=2021] S6 E31 N6 W31$ E36 S5 E13 N38 W17 N2 W33$ E33 N9$ S11 E25 N23$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
2	0812	CONCRETE C	0	100	0	0	5,028.00	SF	4.00	4.00	100	2021	2021	3	99	19,911	
3	0680	POLE SHED	0	100	48	30	1,440.00	SF	10.00	10.00	100	2022	2022	3	95	13,680	

LAND DESCRIPTION

TOTAL OB/XF 35,571

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	6.55	AC		1.00	1.00	1.00	19,000.00	19,000.00	124,450							

REVIEW DATE 07/01/2025 BY WW Total Acres: 6.55 Total Land Value: 124,450 Market: 0 Agricultural: 0 Common: 124,450 PRINTED 07/30/2025 BY SYS