LOT 3
DEEP CREEK PLANTATION PB 7/239

WOOLERY SHAWN WAYNE J & JULIE/
15119 INGLE RD
BRYCEVILLE, FL 32009

2026

23-1N-23-034D-0003-0000

BUILDING CHARACTERISTICS

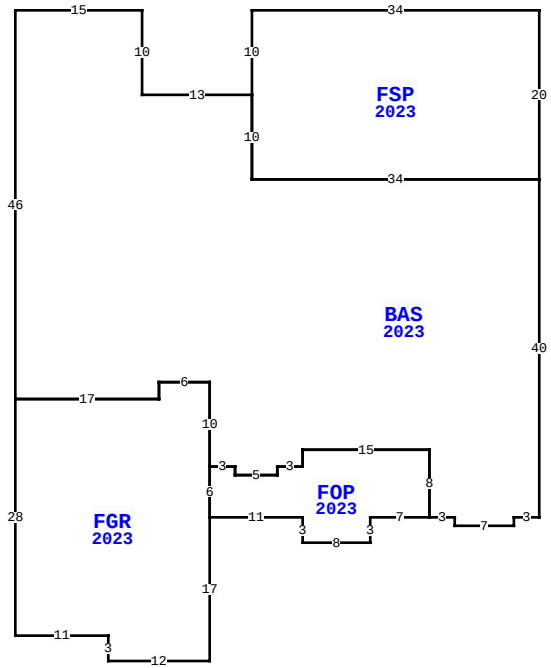
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,402	100	2023	2,402	361,284
FGR	692	55	2023	381	57,306
FOP	205	30	2023	62	9,325
FSP	680	40	2023	272	40,912
TOTALS	3,979			3,117	468,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,117	91.2456	151.47	472,132	2023	2023	0	0	0	0.70	99.30

1 SFR CUST 100% - 2024 Heated Area: 2402 HX Base Yr 2024



15119 INGLE RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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		540,121
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,355
TOTAL MARKET VALUE		591,476
SOH/AGL Deduction		10,990
ASSESSED VALUE		580,486
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		529,075
TOTAL JUST VALUE		591,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP260003751	NEW IN-GROUND SWI	78,000	04/08/2026
230004462	CO ISSUED		04/05/2023
22006617	NEW CONSTR	429,640	04/27/2022
22006620	GARAGE	101,796	04/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2435/1813	2/18/2021	WD	Q	V	01	60,000
GRANTOR: NICELY WILLIAM W						
GRANTEE: WOOLERY SHAWN WAYNE						
2354/0990	4/15/2020	WD	U	V	12	35,000
GRANTOR: FARM CREDIT OF FLORID						
GRANTEE: NICELY WILLIAM W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=150,10] W34 N10 W13 N10 W15 S46 E17 N2 E6 S10 E3 S1 E5 N1 E3 N2 E15 S8 E3 S1 E7 N1 E3 N40 $
FGR=[YR=2023;ORIG=111,34] W6 S2 W17 S28 E11 S3 E12 N17 N6 N10 $
FSP=[YR=2023;ORIG=150,-10] W34 S10 S10 E34 N20 $
FOP=[YR=2023;ORIG=137,42] W15 S2 W3 S1 W5 N1 W3 S6 E11 S3 E8 N3 E7 N8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.29	AC		1.00	1.00	1.00	22,000.00	22,000.00	50,380							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	0.15	AC		1.00	1.00	1.00	6,500.00	6,500.00	975							

REVIEW DATE 07/07/2026 BY WW Total Acres: 2.44 Total Land Value: 51,355 Market: 0 Agricultural: 0 Common: 51,355 PRINTED 07/09/2026 BY SYS

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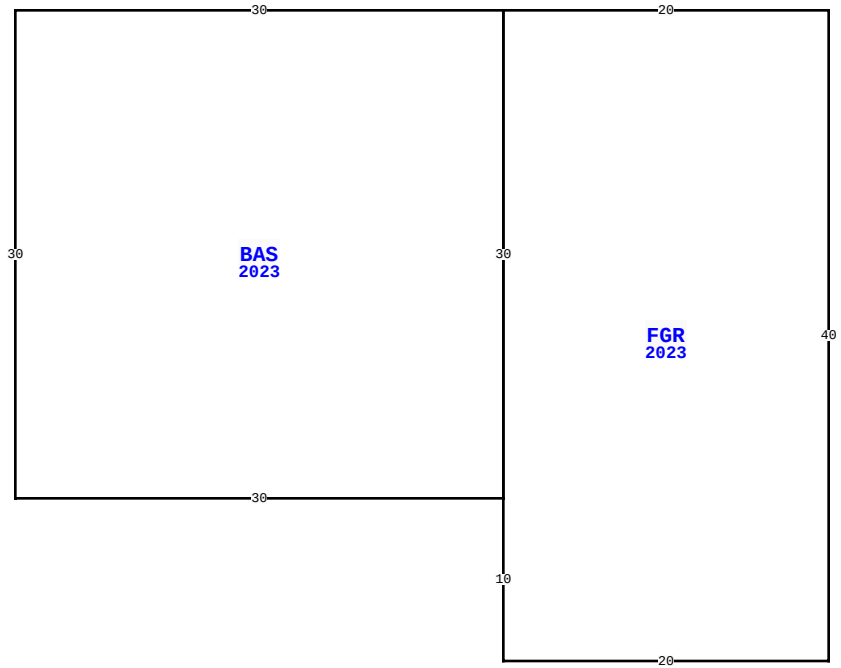
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Interior Floo	01	NONE 0
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE 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	900	100	2023	900	47,884
FGR	800	55	2023	440	23,410
TOTALS	1,700			1,340	71,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,340	95.6800	53.58	71,797	2023	2023	0	0	0	0.70	99.30

2 ACCESORY U 100% - 2024 Heated Area: 900 HX Base Yr 2024



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2354/0990	4/15/2020	WD	U	V	12	35,000
GRANTOR: FARM CREDIT OF FLORID						
GRANTEE: NICELY WILLIAM W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=130,0] W30 S30 E30 N30 $
FGR=[YR=2023;ORIG=150,0] W20 S30 S10 E20 N40 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/07/2026 BY WW Total Acres: 2.44 Total Land Value: 51,355 Market: 0 Agricultural: 0 Common: 51,355 PRINTED 07/09/2026 BY SYS