

BLANTON CHARLES BROOKER & DRUCILLA NEWSOM
15418 BULLOCK BLUFF RD
BRYCEVILLE, FL 32009

23-1N-23-034D-0083-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		31	HARDIE BRD 100		0500	01	2,544	95.3856	158.34	402,817	2022	2022		0	0	1.00	99.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SFR CUST 100% - 2023													Heated Area: 2021		HX Base Yr 2023									
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE		398,789									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		0									
Interior Floo		13	LVT/LAMNT 70															TOTAL LAND VALUE - MARKET		265,375									
Interior Floo		14	CARPET 30															TOTAL MARKET VALUE		664,164									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		248,124									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		416,040									
Bedrooms			3 100															TOTAL EXEMPTION VALUE		HX HB		51,411							
Bathrooms			2.5 100															BASE TAXABLE VALUE		364,629									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		664,164									
Stories		1.	1. 100															NCON VALUE		0									
Units		0	0 100		INCOME VALUE																								
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE		561,422																						
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	2,021	100	2022	2,021	316,805																								
FGR	746	55	2022	410	64,270																								
FOP	96	30	2022	29	4,546																								
FSP	192	40	2022	77	12,070																								
PTO	146	5	2022	7	1,097																								
TOTALS		3,201			2,544	398,789																							
EXTRA FEATURES					15418 BULLOCK BLUFF RD, BRYCEVILLE										BLD DATE				LGL DATE		05/15/2026		MLU						
															XF DATE				LAND DATE										
															INC DATE				AG DATE										
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					
1	000100	C	RES	100	0006	OR	0.00	0.00	4.47	AC		1.00	1.00	1.00	19,500.00	19,500.00	87,165												
2	000100	C	RES	100	0006	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	150,000												
3	009605	C	WETLANDS	100	0006	OR	0.00	0.00	2.84	AC		1.00	1.00	1.00	6,500.00	6,500.00	18,460												
4	009605	C	WETLANDS	100	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	6,500.00	6,500.00	9,750												
REVIEW DATE	01/01/2023		BY	CD	Total Acres: 14.81		Total Land Value: 265,375		Market: 0		Agricultural: 0		Common: 265,375		PRINTED 07/09/2026 BY SYS														