PT OF LOT 87 IN OR 2832/697
DEEP CREEK PLANTATION PB 7/239

SMITH DONALD HENRY LEE
6150 SANDLER CHASE TRAIL
JACKSONVILLE, FL 32222

2026

23-1N-23-034D-0087-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

15442 BULLOCK BLUFF RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	49,625
TOTAL MARKET VALUE	49,625
SOH/AGL Deduction	0
ASSESSED VALUE	49,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,625
TOTAL JUST VALUE	49,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2832/697	11/26/2025	WD	Q	V	01	70,000
GRANTOR: SUNPEAK PROPERTIES LL						
GRANTEE: SMITH DONALD HENRY						
2819/374	9/26/2025	WD	U	V	37	41,000
GRANTOR: LEONARD TAMMY						
GRANTEE: SUNPEAK PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0006	OR	0.00	0.00	1.47	AC		1.00	1.00	1.00	30,000.00	30,000.00	44,100							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	0.85	AC		1.00	1.00	1.00	6,500.00	6,500.00	5,525							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 2.32 Total Land Value: 49,625 Market: 0 Agricultural: 0 Common: 49,625 PRINTED 07/09/2026 BY SYS