LOT 95
DEEP CREEK PLANTATION PB 7/239

BOEHMER KELLY & GAYLA
15439 BULLOCK BLUFF ROAD
BRYCEVILLE, FL 32009

2026

23-1N-23-034D-0095-0000

BUILDING CHARACTERISTICS

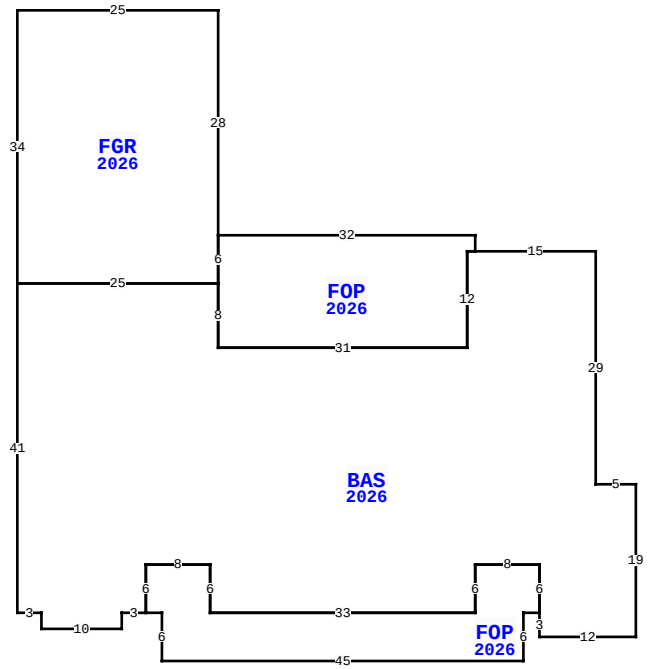
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2,808	100	2026	2,808	424,373
FGR	850	55	2026	468	70,729
FOP	366	30	2026	110	16,624
FOP	436	30	2026	131	19,798
TOTALS	4,460			3,517	531,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,517	91.0440	151.13	531,524	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2808 HX Base Yr 2026



15439 BULLOCK BLUFF 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		531,524
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		86,645
TOTAL MARKET VALUE		621,669
SOH/AGL Deduction		191,404
ASSESSED VALUE		430,265
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		378,854
TOTAL JUST VALUE		621,669
NCON VALUE		535,024
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250011336			10/10/2025
B250002346	NSFR T4472 H 2804	530,530	03/06/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2698/389	3/07/2024	WD	U	V	19	95,000
GRANTOR: THOMAS CHRISTOPHER CO						
GRANTEE: BOEHMER KELLY & GAY						
1924/1116	5/29/2014	WD	Q	V	01	74,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: THOMAS CHRIS M & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=110,0] W15 W1 S12 W31 N8 W25 S41 E3 S2 E10 N2 E3 N6 E8 S6 E33 N6 E8 S6 S3 E12 N19 W5 N29 $
FOP=[YR=2026;ORIG=63,-2] E32 S2 W1 S12 W31 N8 N6 $
FGR=[YR=2026;ORIG=38,4] N34 E25 S28 S6 W25 $
FOP=[YR=2026;ORIG=54,39] E8 S6 E33 N6 E8 S6 W2 S6 W45 N6 W2 N6 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2026	2025		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	3.29	AC		1.00	1.00	1.00	19,500.00	19,500.00	64,155							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	3.46	AC		1.00	1.00	1.00	6,500.00	6,500.00	22,490							

REVIEW DATE 12/11/2025 BY WW Total Acres: 6.75 Total Land Value: 86,645 Market: 0 Agricultural: 0 Common: 86,645 PRINTED 07/09/2026 BY SYS