



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 100			
Interior Floor	01	NONE 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
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	2,965	100	2023	2,965	432,377
FGR	925	55	2023	509	74,226
FOP	304	30	2023	91	13,270
FOP	560	30	2023	168	24,499
TOTALS	4,754			3,733	544,372

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,733	88.2900	146.56	547,108	2023	2023	0	0	0.50	99.50
1 SFR CUST 100% - 2024 Heated Area: 2965 HX Base Yr 2024											
15403 BULLOCK BLUFF RD, BRYCEVILLE											
BLD DATE: 05/12/2026 MLU											

NASSAU COUNTY PROPERTY										PAGE 1 of 2		6	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 6					Tax Dist:								
BUILDING MARKET VALUE										609,526			
TOTAL MARKET OB/XF VALUE										0			
TOTAL LAND VALUE - MARKET										79,800			
TOTAL MARKET VALUE										689,326			
SOH/AGL Deduction										148,347			
ASSESSED VALUE										540,979			
TOTAL EXEMPTION VALUE										HX HB		51,411	
BASE TAXABLE VALUE										489,568			
TOTAL JUST VALUE										689,326			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										679,283			

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BRYCEVILLE, FL 32009

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