LOT 106
DEEP CREEK PLANTATION PB 7/239

ARNOLD KEVIN W & SHELLY R/
15385 BULLOCK BLUFF ROAD
BRYCEVILLE, FL 32009

2026

23-1N-23-034D-0106-0000

BUILDING CHARACTERISTICS

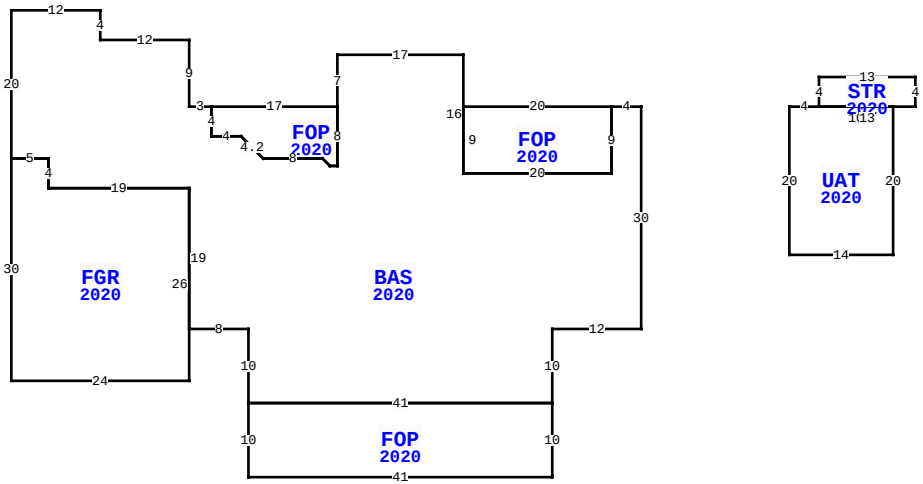
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 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	2,583	100	2020	2,583	418,142
FGR	644	55	2020	354	57,306
FOP	104	30	2020	31	5,018
FOP	180	30	2020	54	8,741
FOP	410	30	2020	123	19,911
STR	52	10	2020	5	809
UAT	280	10	2020	28	4,533
TOTALS	4,253			3,178	514,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,178	99.6912	165.49	525,927	2020	2020	0	0	0	2.18	97.82

1 SFR CUST 100% - 2021 Heated Area: 2583 HX Base Yr 2021



15385 BULLOCK BLUFF RD, BRYCEVILLE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/15/2026 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		514,462
TOTAL MARKET OB/XF VALUE		5,390
TOTAL LAND VALUE - MARKET		145,500
TOTAL MARKET VALUE		665,352
SOH/AGL Deduction		306,274
ASSESSED VALUE		359,078
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		307,667
TOTAL JUST VALUE		665,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		612,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011801	CO ISSUED	0	11/30/2020
19011798	NEW CONSTR	358,860	11/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2305/0559	9/19/2019	WD	Q	V	02	55,000
GRANTOR: DONALDSON JOHN						
GRANTEE: ARNOLD KEVIN W & SH						
1732/1495	3/28/2011	WD	U	V	30	126,100
GRANTOR: COLYER DONALDSON & JA						
GRANTEE: DONALDSON JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W4 FOP=[YR=2020] W20 S9 E20 N9$ S9 W20 N16 W17 S7 FOP=[YR=2020] W17 S4 E4 D3 R3 E8 D1 R1 E1 N8$ S8 W1 U1 L1 W8 U3 L3 W4 N4 W3 N9 W12 N4 W12 S20 FGR=[YR=2020] S30 E24 N26 W19 N4 W5$ E5 S4 E19 S19 E8 S10 FOP=[YR=2020] S10 E41 N10 W41$ E41 N10 E12 N30$ PTR= E20 UAT=[YR=2020] E4 STR=[YR=2020] N4 E13 S4 W13$ E10 S20 W14 N20$ W20$.

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	2020	2020	3	98	3,430	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 5,390

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	5.82	AC		1.00	1.00	1.00	25,000.00	25,000.00	145,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.82 Total Land Value: 145,500 Market: 0 Agricultural: 0 Common: 145,500 PRINTED 07/09/2026 BY SYS