

LOT 109
UTIL ESMT IN OR 2366-49
DEEP CREEK PLANTATION PB 7/239

BAYLISS RYAN & TORI/
15367 BULLOCK BLUFF RD
BRYCEVILLE, FL 32009

2026

23-1N-23-034D-0109-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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		

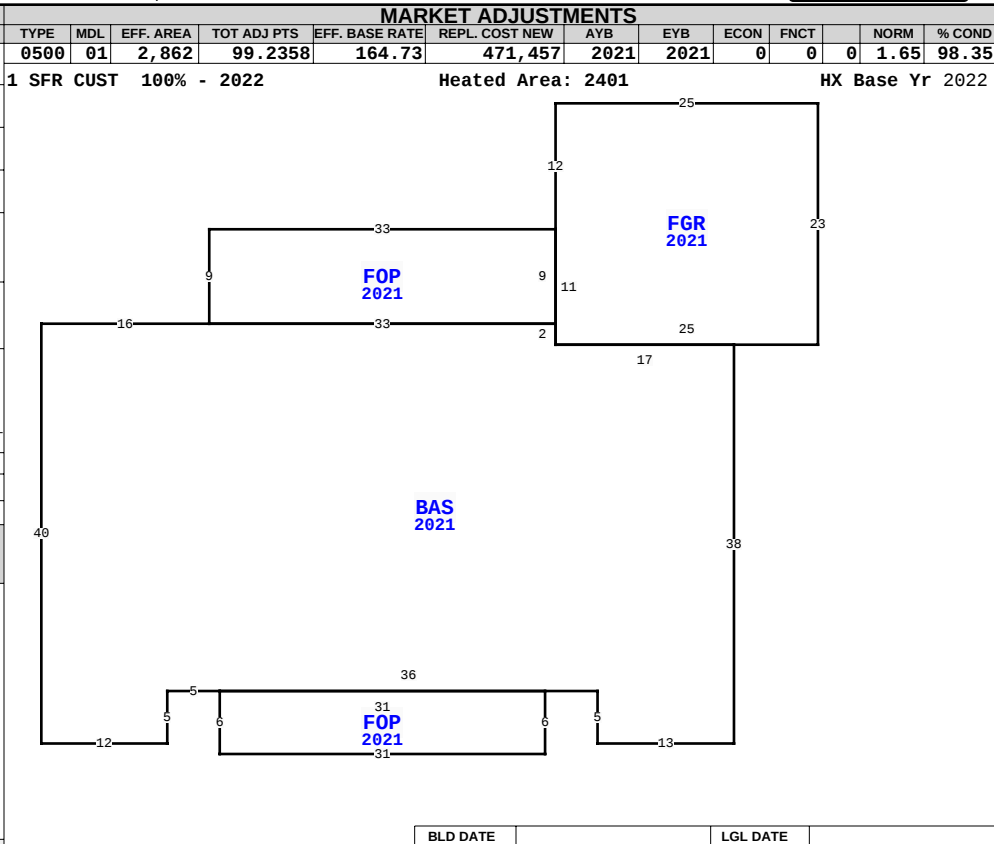
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,401	100	2021	2,401	388,991
FGR	575	55	2021	316	51,196
FOP	186	30	2021	56	9,073
FOP	297	30	2021	89	14,419
TOTALS	3,459			2,862	463,678

EXTRA FEATURES		
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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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
3	0680	POLE SHED	0	100	48	30	1,440.00	SF	10.00	10.00	100	2022	2022	3	93	13,392	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0006

REVIEW DATE 07/01/2025 BY WW



15367 BULLOCK BLUFF RD, BRYCEVILLE	BLD DATE	LGL DATE	05/15/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	65,372
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TOTAL OB/XF																	65,372
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Total Acres: 6.55 Total Land Value: 163,750 Market: 0 Agricultural: 0 Common: 163,750

NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
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VALUATION BY		STANDARD
Tax Group: 6		
Tax Dist:		
BUILDING MARKET VALUE		463,678
TOTAL MARKET OB/XF VALUE		65,372
TOTAL LAND VALUE - MARKET		163,750
TOTAL MARKET VALUE		692,800
SOH/AGL Deduction		222,251
ASSESSED VALUE		470,549
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		419,138
TOTAL JUST VALUE		692,800
NCON VALUE		50,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012719	INGROUND POOL	71,180	11/12/2024
22016577	CARPORT	43,516	11/04/2022
21001951	CO ISSUED	0	02/18/2021
20007362	NEW CONSTR	327,133	08/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0036	4/19/2019	WD	Q	V	01	55,000
GRANTOR:IRA RESOUCES INC F/B/						
GRANTEE:BAYLISS RYAN & TORI						
2032/1793	2/29/2016	WD	Q	V	02	45,000
GRANTOR:SMITH STEVEN D & KIMB						
GRANTEE:CAMERON TIMOTHY IRA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2021] W25 S12 FOP=[YR=2021] W33 S9 BAS=[YR=2021] W16 S40 E12 N5 E5 FOP=[YR=2021] S6 E31 N6 W31\$ E36 S5 E13 N38 W17 N2 W33\$ E33 N9\$ S11 E25 N23\$.									

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