

SW1/4 OF SW1/4
IN OR 2544/790
ESMT IN OR 862/861

MCLEOD-BAUMBACH DEBORAH &/BAUMBACK DAVID II
3198 ROWE AVE
BRYCEVILLE, FL 32009

2023

06-1N-23-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,328	100	2,328	276,410
FOP	420	30	126	14,961
FSP	190	40	76	9,024
FUS	2,107	100	2,107	250,170
UOP	180	20	36	4,274
TOTALS	5,225		4,673	554,839

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0501	FP-AVERAGE	0	100	0	0		1.00	UT 5,000.00	5,000.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	40.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,673	92.3210	131.56	614,780	2003	2003	0	0	9.75	90.25
1 SFR CUST - 100% - 2023											
Heated Area: 4435											
HX Base Yr 2023											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/13/2023 MLU											

TOTAL OB/XF											
4,400											

TOTAL OB/XF											
4,400											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		575,852	
TOTAL MARKET OB/XF VALUE		4,400	
TOTAL LAND VALUE - MARKET		320,000	
TOTAL MARKET VALUE		900,252	
SOH/AGL Deduction		90,976	
ASSESSED VALUE		809,276	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		759,276	
TOTAL JUST VALUE		900,252	
NCON VALUE		21,013	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		492,834	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E029636	NEW CONSTR	4,000	05/01/2002
029576	NEW CONSTR	307,970	04/01/2002
E995562	CHNGE SRVC	50	01/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2544/0790	3/04/2022	WD	Q	I	01
GRANTOR: FOURAKER EARL LAMAR J					
GRANTEE: MCLEOD-BAUMBACH DEB					
2297/0930	7/10/2019	SW	U	I	12
GRANTOR: WELLS FARGO BANK N A					
GRANTEE: FOURAKER EARL LAMAR					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2003] W15 FSP=[YR=2003] N10 W19 S10 E19 \$ W19 N10 W17 S8 W5 S2 W14 S17 E19 S2 W2 S7 E2 S6 W2 S6 E2 S4 FOP=[YR=2003] S10 E13 S2 E10 N2 E13 N10 W13 N4 W10 S4 W13 \$ E13 N4 E10 S4 E13 N17 E3 N4 E12 N21\$ PTR= E15 FUS=[YR=2003] E15 N10 E18 UOP=[YR=2003] E18 S10 W18 N10 \$ S10 E34 S22 W12 S3 W4 S18 W13 N24 W10 S24 W13 N26 W15 N17 \$ W15 \$.											

MCLEOD-BAUMBACH DEBORAH &/BAUMBACK DAVID II
3198 ROWE AVE
BRYCEVILLE, FL 32009

06-1N-23-0000-0002-0000

[illegible]