

PT SE1/4 OF SEC 16-2S-23E IN
OR 1040/1954 BEING ONLY PT
LYING W OF OR 1047/1804

TOMLIN DANIEL S & DONNA M
3525 COUNTY ROAD 121
BALDWIN, FL 32234

2023

16-2S-23-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	133	15	20	2,354
BAS	3,002	100	3,002	353,353
FGR	534	55	294	34,605
FOP	63	30	19	2,236
FOP	424	30	127	14,949
FUS	513	100	513	60,383

TOTALS	4,669		3,975	467,881
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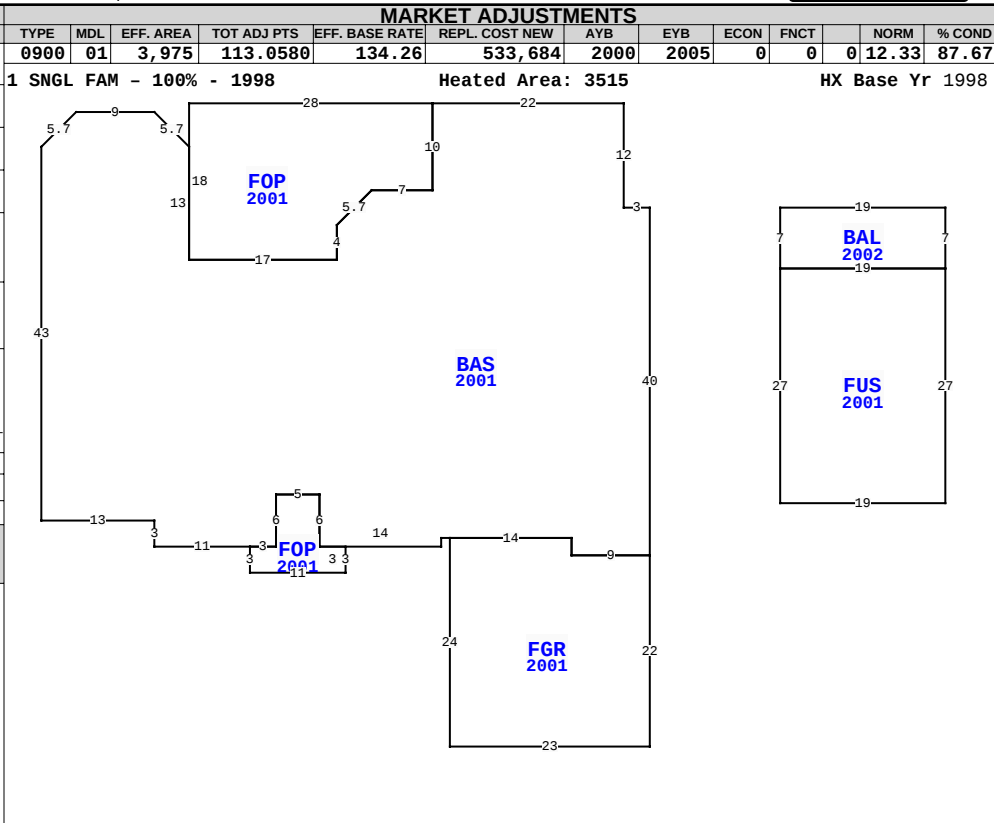
EXTRA FEATURES

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
4	1100	VAC SYSTEM	0	100	0	0	1.00	UT	800.00	800.00	100	2000	2000	3	20	160	
5	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	2000	2000	3	20	40	
6	0812	CONCRETE C	0	100	0	0	3,025.00	SF	4.00	4.00	100	2000	2000	3	80	9,680	
7	0300	BOAT DCK W	0	100	20	9	180.00	SF	40.00	40.00	100	2003	2003	3	36	2,592	
8	0803	ASPHALT C	0	100	413	8	3,304.00	SF	2.00	2.00	100	2003	2003	3	54	3,568	
9	0473	VF 3 RAIL	0	100	0	0	640.00	LF	7.50	7.50	100	2003	2003	3	64	3,072	
10	0920	CWALL-WD/M	0	100	0	0	160.00	LF	390.00	390.00	100	2000	2000	3	20	12,480	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	3.07	AC		1.00	1.00	1.00	550.00	550.00	1,688							
3	005970	A	AGRI-POND	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	70.00	70.00	70							
4	006000	A	PAST1/HAY	0			0.00	0.00	3.90	AC		1.00	1.00	1.00	440.00	440.00	1,716							
5	009910	M	MKT. VAL. AG	0			0.00	0.00	7.97	AC		1.00	1.00	1.00	19,000.00	19,000.00	151,430							

REVIEW DATE 12/09/2020 BY TW



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/26/2023
INC DATE		AG DATE	MLU

3525 CR 121, BRYCEVILLE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		467,881	
TOTAL MARKET OB/XF VALUE		34,567	
TOTAL LAND VALUE - MARKET		181,430	
TOTAL MARKET VALUE		535,922	
SOH/AGL Deduction		316,409	
ASSESSED VALUE		219,513	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		169,513	
TOTAL JUST VALUE		683,878	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		417,547	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018056	SWIM POOL	53,800	12/08/2022
21013831	REPAIR/RRF	48,500	10/11/2021
19012821	REPAIR/RRF	19,500	12/18/2019
B99	NEW CONSTR	166,117	10/01/1999
B985662	NEW CONSTR	166,117	12/01/1998
MH971699	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1040/1954	3/01/2002	QC	U	I	01	100
GRANTOR: TOMLIN DANIEL S & DON						
GRANTEE: TOMLIN DANIEL S & D						
1040/1952	3/01/2002	QC	U	I	01	100
GRANTOR: TOMLIN DANIEL S & DON						
GRANTEE: TOMLIN DANIEL & DON						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2001] W3 N12 W22 FOP=[YR=2001] W28 S18 E17 N4 R4 U4 E7 N10\$ S10 W7 D4 L4 S4 W17 N13 L4 U4 W9 D4 L4 S43E13 S3 E11 FOP=[YR=2001] S3 E11 N3 W3 N6 W5 S6 W3 \$ E3 N6 E5 S6 E14 N1 E1 FGR=[YR=2001] S24 E23 N22W9 N2 W14 \$ E14 S2 E9 N40 \$ PTR= E15 BAL=[YR=2002] E19 S7 FUS=[YR=2001] S27 W19 N27 E19 \$ W19N7 \$ W15\$.

Total Acres: 8.97 Total Land Value: 33,474 Market: 151,430 Agricultural: 3,474 Common: 30,000 PRINTED 08/02/2023 BY SYS