

S1/2 OF SE1/4 OF SW1/4
IN OR 1983/510
EX 2-1 & 2-2

BALDWIN MICHAEL P
3520 C R 121
BALDWIN, FL 32234

2023

16-2S-23-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	1,288	100	1,288	133,753
FGR	720	55	396	41,123
FOP	120	30	36	3,738
FUS	868	100	868	90,138
TOTALS	2,996		2,588	268,752

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0810	CONCRETE A	0	100	0	0	197.00	SF	6.50	6.50	
3	0811	CONCRETE B	0	100	0	0	778.00	SF	5.20	5.20	
4	1242	WD DECK A	0	100	0	0	891.00	SF	10.00	10.00	
6	0510	GARAGE WD-	0	100	40	20	800.00	SF	26.95	26.95	
7	0350	CARPORT WD	0	100	22	16	352.00	SF	13.00	13.00	
8	0940	SHEDS/PORT	0	100	17	10	170.00	SF	20.10	20.10	
9	0350	CARPORT WD	0	100	24	22	528.00	SF	13.00	13.00	
11	0812	CONCRETE C	0	100	0	0	1,190.00	SF	4.00	4.00	
12	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	7.45	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,588	101.5056	120.54	311,958	1989	1994	0	0	0 13.85	86.15
1 SNGL FAM - 100% - 2017 Heated Area: 2156 HX Base Yr 2017											
BLD DATE 03/03/2023 NW LGL DATE 06/16/2023 MLU											
XF DATE INC DATE											

TOTAL OB/XF 25,488											
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2	0810	CONCRETE A	0	100	0	0	197.00	SF	6.50	6.50	
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NASSAU COUNTY PROPERTY											
PAGE 1 of 2 6											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						291,918					
TOTAL MARKET OB/XF VALUE						25,488					
TOTAL LAND VALUE - MARKET						141,550					
TOTAL MARKET VALUE						458,956					
SOH/AGL Deduction						226,352					
ASSESSED VALUE						232,604					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						182,604					
TOTAL JUST VALUE						458,956					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						344,057					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008630	MH MOVE-ON	0	11/18/2020
20011130	CO ISSUED	0	11/16/2020
2914	H/AC	2,000	02/13/1989
3398	NEW CONSTR	0	02/13/1989
5521	NEW CONSTR	70,655	02/13/1989
5714	NEW CONSTR	2,000	02/13/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1983/0510	5/28/2015	WD	Q	I	01	200,000	
GRANTOR: BUTLER BILLY R							
GRANTEE: BALDWIN MICHAEL P							
1259/1228	9/16/2004	WD	Q	I		257,900	
GRANTOR: WEAVER ROBERT E &							
GRANTEE: BUTLER BILLY R							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W46 S4 FGR=[YR=2011] W30 S24 E30 N24\$ S24 E16 FOP=[YR=1993] S4E30 N4 W30\$ E30 N28\$ PTR= E15 FUS=[YR=1993] E46 S14 W30 S14 W16 N28\$ W15\$.											

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