

CRAWFORD ERNIE LEE & CAROLE F
3347 COUNTY ROAD 121
BALDWIN, FL 32234

21-2S-23-0000-0002-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 90										0100 01 2,510 101.0880 91.23 228,987 1955 1955 0 0 25.13 74.87										Tax Group: 6 Tax Dist:									
Exterior Wall 15 CONC BLOCK 10										1 SINGLE FAM - 100% - 0 Heated Area: 2343 HX Base Yr										BUILDING MARKET VALUE 171,443									
Roof Structur 03 GABLE/HIP 100																				TOTAL MARKET OB/XF VALUE 23,170									
Roof Cover 12 MODULAR MT 100																				TOTAL LAND VALUE - MARKET 143,848									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE 338,461									
Interior Floo 14 CARPET 70																				SOH/AGL Deduction 176,595									
Interior Floo 08 SHT VINYL 30																				ASSESSED VALUE 161,866									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 111,866									
Bedrooms 3 100																				TOTAL JUST VALUE 338,461									
Bathrooms 2.5 100																				NCON VALUE 0									
Frame 02 WOOD FRAME 100																				INCOME VALUE									
Stories 1. 1. 100																				PREVIOUS YEAR MKT VALUE 238,179									
Units 0 100																													
BUD8 Adjustme 06 DIST 1D 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
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																													
AOF 270 110 297 20,286																													
BAS 1,900 100 1,900 129,777																													
FOP 320 30 96 6,557																													
FSP 110 40 44 3,005																													
SFB 216 80 173 11,817																													
TOTALS 2,816 2,510 171,443																													
EXTRA FEATURES										3347 CR 121, BRYCEVILLE																			
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										BLD DATE LGL DATE										06/16/2023 MLU									
2 0861 POOL GUNIT 0 100 14 30 420.00 SF 85.00 85.00 100 1983 1983 3 20 7,140										XF DATE LAND DATE																			
3 0845 KOOL DECK 0 100 0 0 400.00 SF 7.25 7.25 100 1983 1983 3 44 1,276										INC DATE AG DATE																			
5 0511 GARAGE CB- 0 100 24 26 624.00 SF 40.00 40.00 100 1982 1982 3 41 10,234																													
6 0812 CONCRETE C 0 100 0 0 1,564.00 SF 4.00 4.00 100 1982 1982 3 41 2,565																													
9 0940 SHEDS/PORT 0 100 13 8 104.00 SF 20.10 20.10 100 1990 1990 3 20 418																													
10 0350 CARPORT WD 0 100 16 13 208.00 SF 8.58 8.58 100 1990 1990 3 20 357																													
11 0473 VF 3 RAIL 0 100 0 0 136.00 LF 7.50 7.50 100 2004 2004 3 66 673																													
12 0476 VF 6 SBPL 0 100 0 0 24.00 LF 32.00 32.00 100 2004 2004 3 66 507																													
LAND DESCRIPTION										TOTAL OB/XF 23,170																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000115 C SFR ACRES 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 000115 C SFR ACRES 100 0004 0.00 0.00 7.49 AC 1.00 1.00 0.80 19,000.00 15,200.00 113,848																													
REVIEW DATE 01/14/2021 BY WWA										Total Acres: 8.49										Total Land Value: 143,848									
										Market: 0										Agricultural: 0									
										Common: 143,848										PRINTED 08/02/2023 BY SYS									