L/E OR 1285/1601
PARCEL 2-3 SEC 21-2S-23 &
INCL PAR 1-6 IN SEC 16-2S-23E

JONES SIDNEY L &/WENDY L HODGES
3443 CR 121
BALDWIN, FL 32234

2023

21-2S-23-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

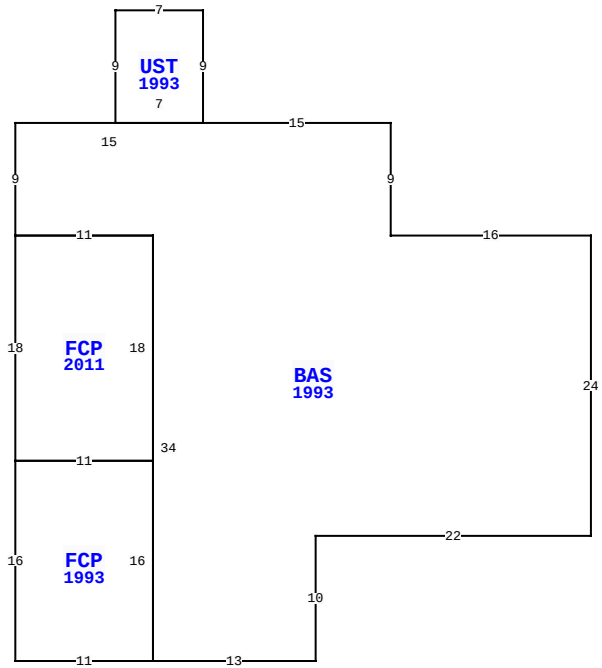
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	1,240	95,012
FCP	176	25	44	3,371
FCP	198	25	50	3,832
UST	63	45	28	2,145
TOTALS	1,677		1,362	104,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,362	109.2000	98.55	134,225	1962	1962	0	0	0	22.25	77.75

1 SINGLE FAM – 50% - 2013 Heated Area: 1240 HX Base Yr 2013



3443 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		104,360
TOTAL MARKET OB/XF VALUE		16,560
TOTAL LAND VALUE - MARKET		17,100
TOTAL MARKET VALUE		138,020
SOH/AGL Deduction		38,238
ASSESSED VALUE		99,782
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		74,782
TOTAL JUST VALUE		138,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M037254	H/AC	0	01/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/1601	1/05/2005	WD	U	I	18	100

GRANTOR: FINDLING BETTY M L/E

GRANTEE: JONES SIDNEY & WEND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N9 W15 UST=[YR=1993] N9 W7 S9 E7$ W15 S9
FCP=[YR=2011] S18 FCP=[YR=1993] S16 E11 N16 W11$ E11 N18 W11$
E11 S34 E13 N10 E22 N24$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	50	0	0	561.00	SF	5.20	5.20	100	1989	1989	3	59.5	1,736	
2	0681	POLE SHED	0	50	45	30	1,350.00	SF	15.00	15.00	100	2005	2005	3	44	8,910	
3	0510	GARAGE WD-	0	50	30	16	480.00	SF	28.00	28.00	100	2005	2005	3	44	5,914	

LAND DESCRIPTION

TOTAL OB/XF 16,560

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	50	0004	OR	0.00	0.00	0.19	AC		1.00	1.00	3.00	30,000.00	90,000.00	17,100							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.19 Total Land Value: 17,100 Market: 0 Agricultural: 0 Common: 17,100 PRINTED 08/02/2023 BY SYS