

PT OF N1/2 OF NW1/4 OF NE1/4
IN OR 1130/1175

BOATRIGHT HAROLD R & TERRI L
3445 COUNTY ROAD 121
BALDWIN, FL 32234

2023

21-2S-23-0000-0002-0080



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	12	CEDAR 100	0100	01	1,960	129.0415	116.46	228,262	2003	2003	0	0	9.50	90.50	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2004													Heated Area: 1800												
Roof Cover	12	MODULAR MT 100														HX Base Yr 2004												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 70																										
Interior Floo	12	HARDWOOD 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2 100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
Quality			06	Quality Level 06																								
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	1,500	100	1,500	158,094																								
FSP	400	40	160	16,864																								
FUS	300	100	300	31,619																								
TOTALS			2,200	1,960	206,577																							
EXTRA FEATURES			3445 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												
1	0681	POLE SHED	0 100	8	8	64.00	SF	11.25	11.25	100	2004	2004	3	40	288													
2	0681	POLE SHED	0 100	10	7	70.00	SF	11.25	11.25	100	2004	2004	3	40	315													
3	0940	SHEDS/PORT	0 100	10	7	70.00	SF	22.50	22.50	100	2004	2004	3	24	378													
4	1242	WD DECK A	0 100	0	0	480.00	SF	5.00	5.00	100	2019	2019	3	90	2,160													
LAND DESCRIPTION																	TOTAL OB/XF 3,141											
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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.33	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,900											
REVIEW DATE 05/14/2020 BY TWA Total Acres: 1.33 Total Land Value: 39,900 Market: 0 Agricultural: 0 Common: 39,900 PRINTED 08/02/2023 BY SYS																												