PT OF NW1/4 IN OR 1319/573
1990 FLEE SW/MH
PARCELS 3-2 & 3-3

STEWART MATTHEW & FELICIA
2361 PRAIRIE DOG LANE
BALDWIN, FL 32234

2023

21-2S-23-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

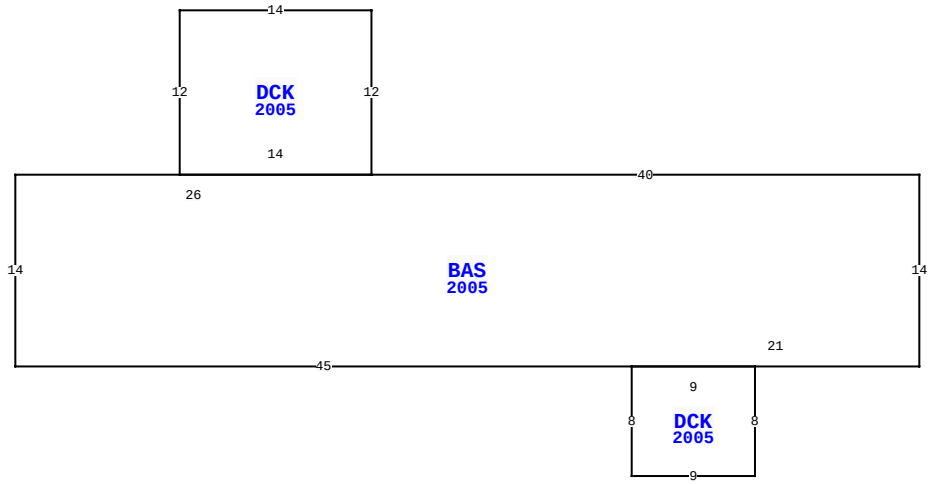
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	14,955
DCK	72	15	11	178
DCK	168	15	25	405
TOTALS	1,164		960	15,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	83.0000	53.95	51,792	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 924 HX Base Yr 2006



2361 PRAIRIE DOG LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		15,538
TOTAL MARKET OB/XF VALUE		11,731
TOTAL LAND VALUE - MARKET		110,390
TOTAL MARKET VALUE		137,659
SOH/AGL Deduction		72,852
ASSESSED VALUE		64,807
TOTAL EXEMPTION VALUE	HX HB	39,807
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		137,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2359/1614	5/07/2020	QC	U	I	11	100
GRANTOR: STEWART MARK MARION						
GRANTEE: STEWART MATTHEW THO						
1319/0573	5/23/2005	WD	U	V	01	100
GRANTOR: STEWART JOHN T & MADG						
GRANTEE: STEWART MATTHEW & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 DCK=[YR=2005] N12 W14 S12 E14 $W26 S14 E45 DCK=[YR=2005] S8 E9 N8 W9 $ E21 N14$.

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	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	100	1984	1984	3	47	11,731	

LAND DESCRIPTION

TOTAL OB/XF 11,731

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	5.81	AC		1.00	1.00	1.00	19,000.00	19,000.00	110,390							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 5.81 Total Land Value: 110,390 Market: 0 Agricultural: 0 Common: 110,390 PRINTED 08/02/2023 BY SYS