PT OF NE1/4 OF SW1/4
IN OR 1429/1968
(PARCEL 6-1 & 6-3)

WILLIAMS RONALD K & JEAN
2470 CANAL ROAD
BALDWIN, FL 32234

2023

21-2S-23-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

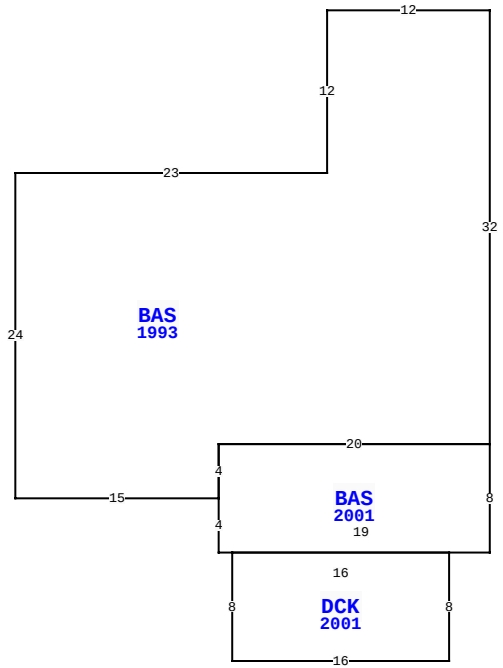
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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
BAS	904	100	904	75,930
BAS	160	100	160	13,439
DCK	128	10	13	1,092
TOTALS	1,192		1,077	90,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,077	118.9320	107.34	115,605	1964	1964	0	0	0	21.75	78.25

1 SINGLE FAM – 0% - 0 Heated Area: 1064 HX Base Yr



2330 BALDERDASH PL, 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	90,461
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,500
TOTAL MARKET VALUE	118,961
SOH/AGL Deduction	15,417
ASSESSED VALUE	103,544
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,544
TOTAL JUST VALUE	118,961
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/1968	7/24/2006	WD	Q	I		80,000
GRANTOR: WARD JAMES S & WHITNE						
GRANTEE: WILLIAMS RONALD K &						
1342/1945	8/18/2005	QC	U	I	06	100
GRANTOR: STAFFORD STEVE JULIAN						
GRANTEE: WARD JAMES S & WHIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S12 W23 S24 E15 BAS=[YR=2001] S4 E1
DCK=[YR=2001] S8 E16 N8 W16$ E19 N8 W20 S4$ N4 E20 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0007	OR	0.00	0.00	0.95	AC		1.00	1.00	1.00	30,000.00	30,000.00	28,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.95 Total Land Value: 28,500 Market: 0 Agricultural: 0 Common: 28,500 PRINTED 08/02/2023 BY SYS