PT SW1/4 SEC 21-2S-23E
IN OR 2541/421
(EX PT IN OR 2591/384)

GRAHAM MOLLY JEAN & JOSEPH ABRAHAM
2420 REMINGTON PL
BALDWIN, FL 32234

2023

21-2S-23-0000-0007-0020

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

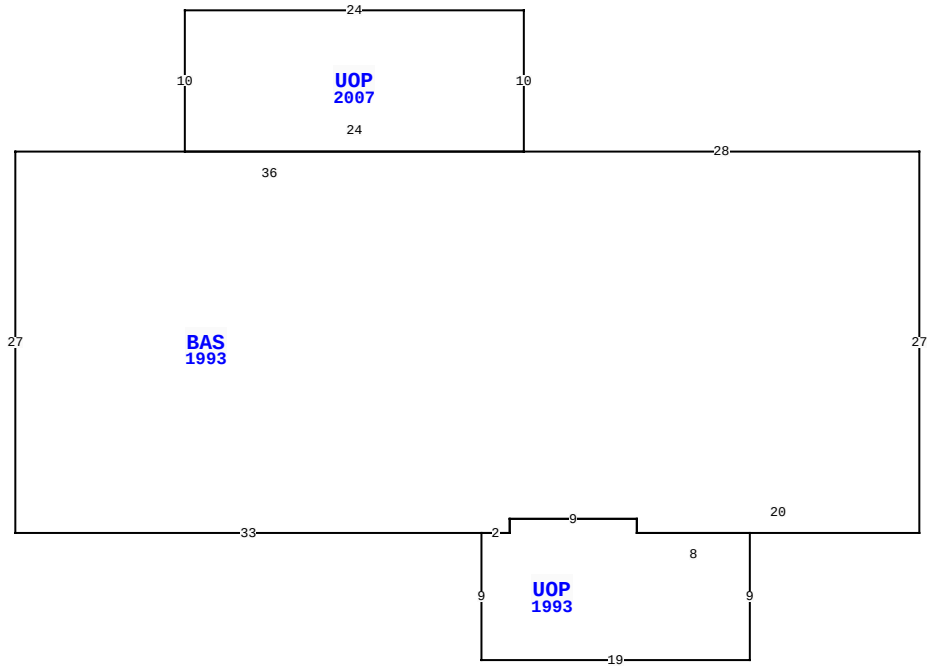
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,719	100	1,719	39,420
UOP	180	25	45	1,032
UOP	240	25	60	1,376
TOTALS	2,139		1,824	41,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,824	117.6000	76.44	139,427	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1719 HX Base Yr 2023



2420 REMINGTON PL, BRYCEVILLE

BLD DATE	01/30/2008	JH	LGL DATE	
XF DATE	01/30/2008	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		41,828
TOTAL MARKET OB/XF VALUE		1,480
TOTAL LAND VALUE - MARKET		55,800
TOTAL MARKET VALUE		99,108
SOH/AGL Deduction		0
ASSESSED VALUE		99,108
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,108
TOTAL JUST VALUE		99,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003185	MH MOVE-ON	0	07/01/2000
MH97	MH MOVE-ON	0	06/01/1997
93307	MH MOVE-ON	11,000	01/01/1994
9036	MH MOVE-ON	41,000	09/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/0421	2/18/2022	QC	U	I	11	100
GRANTOR: WILLIAMS DAVID R & HE						
GRANTEE: GRAHAM MOLLY JEAN &						
1532/1003	10/26/2007	WD	U	I	11	165,000
GRANTOR: UPTON R B ETAL						
GRANTEE: WILLIAMS DAVID R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28UOP=[YR=2007] N10W24S10
E24$W36S27E33UOP=[YR=1993] S9E19 N9 W8 N1 W9 S1 W2$ E2 N1 E9
S1 E20 N27$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	74	1,480	

LAND DESCRIPTION

TOTAL OB/XF 1,480

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	0005	OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	30,000.00	30,000.00	55,800							

REVIEW DATE 09/27/2022 BY WWA Total Acres: 1.86 Total Land Value: 55,800 Market: 0 Agricultural: 0 Common: 55,800 PRINTED 08/02/2023 BY SYS