PT OF SW1/4 OF SEC 21-2S-23E
IN OR 2157/1258 (EX DRAINAGE
ESMT IN OR 275/19)

BUREAU REAL JOSEPH JR & ANGELA SUE
2525 CANAL RD
BALDWIN, FL 32234

2023

21-2S-23-0000-0007-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

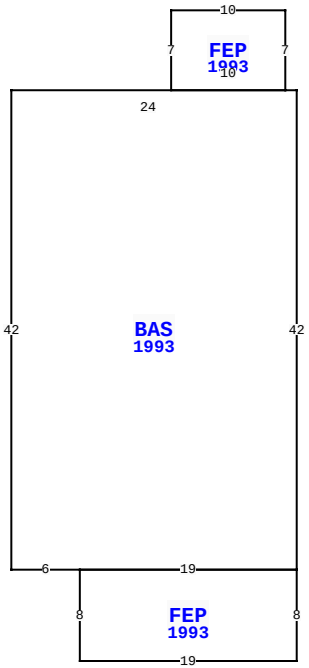
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,050	100	1,050	103,211
FEP	70	80	56	5,504
FEP	152	80	122	11,992
TOTALS	1,272		1,228	120,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,228	130.4330	117.72	144,560	1966	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1050 HX Base Yr 2018



2525 CANAL RD, 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		120,708
TOTAL MARKET OB/XF VALUE		7,007
TOTAL LAND VALUE - MARKET		94,750
TOTAL MARKET VALUE		222,465
SOH/AGL Deduction		92,801
ASSESSED VALUE		129,664
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,664
TOTAL JUST VALUE		222,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003372	GARAGE	69,803	03/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2157/1258	11/09/2017	WD	Q	I	01	139,000
GRANTOR: BUTLER JOSHUA BLAKE &						
GRANTEE: BUREAU REAL JOSEPH						
2069/0627	8/31/2016	WD	Q	I	01	128,300
GRANTOR: HILL LULA M						
GRANTEE: BUTLER JOSHUA BLAKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FEP=[YR=1993] N7 W10 S7 E10 $ W24 S42 E6
FEP=[YR=1993] S8 E19 N8 W19 $ E19 N42 $.

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	0200	BARN WD 0-	0	100	30	21	630.00	SF	20.00	20.00	100	1980	1980	3	20	2,520	
2	0940	SHEDS/PORT	0	100	22	10	220.00	SF	30.00	30.00	100	1990	1990	3	20	1,320	
3	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1995	1995	3	20	288	
4	0681	POLE SHED	0	100	21	10	210.00	SF	15.00	15.00	100	2005	2005	3	44	1,386	
5	0810	CONCRETE A	0	100	22	12	264.00	SF	6.50	6.50	100	2005	2005	3	87	1,493	

LAND DESCRIPTION

TOTAL OB/XF 7,007

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	3.79	AC		1.00	1.00	1.00	25,000.00	25,000.00	94,750							

REVIEW DATE 06/28/2023 BY WW Total Acres: 3.79 Total Land Value: 94,750 Market: 0 Agricultural: 0 Common: 94,750 PRINTED 08/02/2023 BY SYS