PT OF SW1/4 OF SEC 21-2S-23E
IN OR 821/472

MURPHEY IVY PATRICIA
2500 CANAL ROAD
BALDWIN, FL 32234

2023

21-2S-23-0000-0007-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

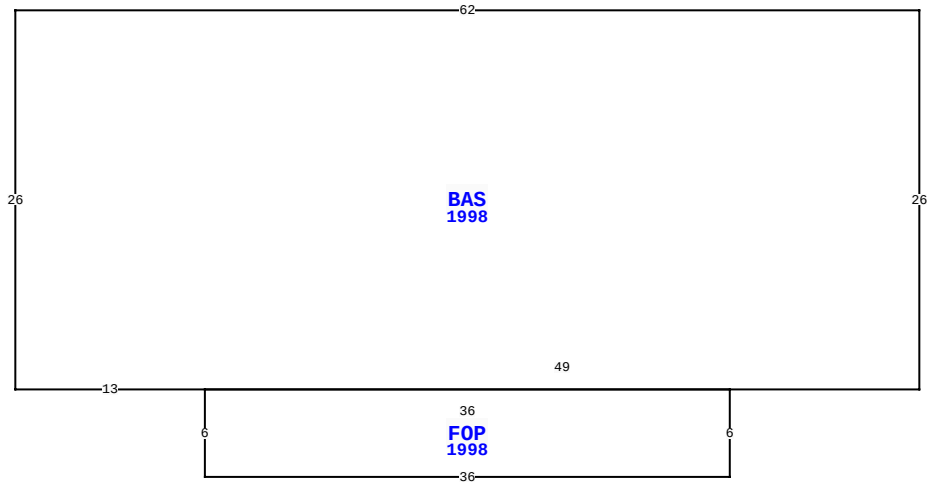
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,612	100	1,612	144,301
FOP	216	30	65	5,819
TOTALS	1,828		1,677	150,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,677	109.0000	98.37	164,966	1998	2003	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 1999 Heated Area: 1612 HX Base Yr 1999



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

2500 CANAL RD, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		150,119
TOTAL MARKET OB/XF VALUE		16,823
TOTAL LAND VALUE - MARKET		66,300
TOTAL MARKET VALUE		233,242
SOH/AGL Deduction		110,151
ASSESSED VALUE		123,091
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,091
TOTAL JUST VALUE		233,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615482	REPAIR/RRF	7,994	11/01/2016
B985264	NEW CONSTR	71,000	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0821/0472	2/02/1998	WD	Q	V		12,000
GRANTOR: CRAFT JAMES L III						
GRANTEE: MURPHEY IVY PATRICI						
0767/1263	8/06/1996	WD	Q	V		18,000
GRANTOR: COOPER JOHN CURTIS &						
GRANTEE: CRAFT JAMES L III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W62 S26 E13 FOP=[YR=1998] S6 E36 N6 W36$ E49 N26$. 1998=S6 E36 N6 W36 $ E49 N26 $.

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	0350	CARPORT WD	0	100	40	24	960.00	SF	9.36	9.36	100	2002	2002	3	21	1,887	
2	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00	85.00	100	2003	2003	3	36	10,710	
3	0845	KOOL DECK	0	100	0	0	694.00	SF	7.25	7.25	100	2003	2003	3	84	4,226	

LAND DESCRIPTION

TOTAL OB/XF 16,823

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	2.21	AC		1.00	1.00	1.00	30,000.00	30,000.00	66,300							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.21 Total Land Value: 66,300 Market: 0 Agricultural: 0 Common: 66,300 PRINTED 08/02/2023 BY SYS