PT OF SW1/4 OF SEC 21-2S-23E
IN OR 2467/96

HUGHES MARY FAMILY REV TRUST
C/O JOSEPH HUGHES, 2459 CANAL RD
BALDWIN, FL 32234

2023

21-2S-23-0000-0007-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

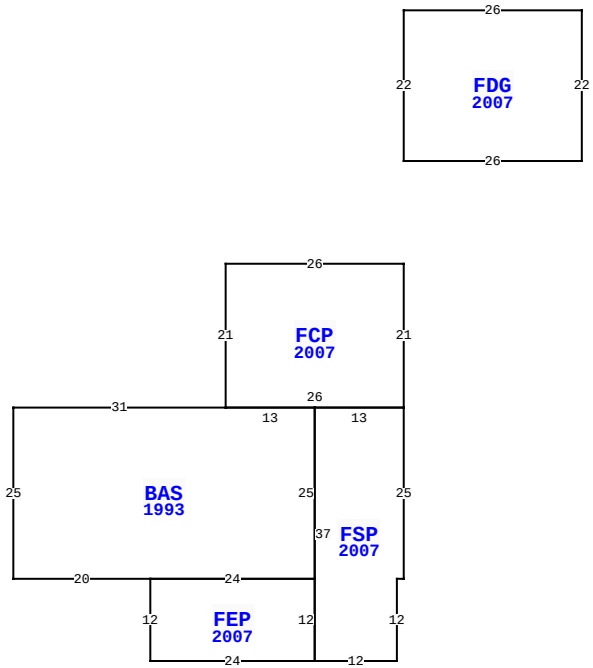
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,100	100	1,100	87,638
FCP	546	25	136	10,835
FDG	572	60	343	27,327
FEP	288	80	230	18,324
FSP	469	40	188	14,978
TOTALS	2,975		1,997	159,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,997	109.6620	98.97	197,643	1973	1973	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 1100 HX Base Yr



2459 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	159,103
TOTAL MARKET OB/XF VALUE	9,475
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	263,578
SOH/AGL Deduction	36,755
ASSESSED VALUE	226,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,823
TOTAL JUST VALUE	263,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/0096	5/18/2021	WD	U	I	11	100
GRANTOR: HUGHES MARY EVELYN						
GRANTEE: HUGHES MARY FAMILY						
2467/0094	5/16/2021	QC	U	I	11	100
GRANTOR: HOWELL SARA ANN & JES						
GRANTEE: HUGHS MARY EVELYN						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2007] W26 S21 BAS=[YR=1993] W31 S25 E20 FEP=[YR=2007] S12 E24 FSP=[YR=2007] E12 N12 E1 N25 W13 S37 $ N12 W24$ E24 N25 W13$ E26 N21$ PTR=N15 FDG=[YR=2007] N22 E26 S22 W26$ S15$.

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
2	0681	POLE SHED	0	0	30	41	1,230.00	SF	15.00	15.00	100	1980	1980	3	20	3,690	
3	0940	SHEDS/PORT	0	0	13	14	182.00	SF	21.30	21.30	100	1989	1989	3	20	775	
4	0681	POLE SHED	0	0	21	25	525.00	SF	15.00	15.00	100	1985	1985	3	20	1,575	
5	0510	GARAGE WD-	0	0	24	12	288.00	SF	24.85	24.85	100	2006	2006	3	48	3,435	

LAND DESCRIPTION

TOTAL OB/XF 9,475

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	0005	OR	0.00	0.00	3.80	AC		1.00	1.00	1.00	25,000.00	25,000.00	95,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.80 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS