PT OF SW1/4 OF SEC 21-2S-23E
IN OR 660/792 & OR 2142/1192
{R673160 & R673161}

DIEDOLF ROBERT T & DONNA F
2371 CANAL ROAD
BALDWIN, FL 32234

2023

21-2S-23-0000-0007-0150

BUILDING CHARACTERISTICS

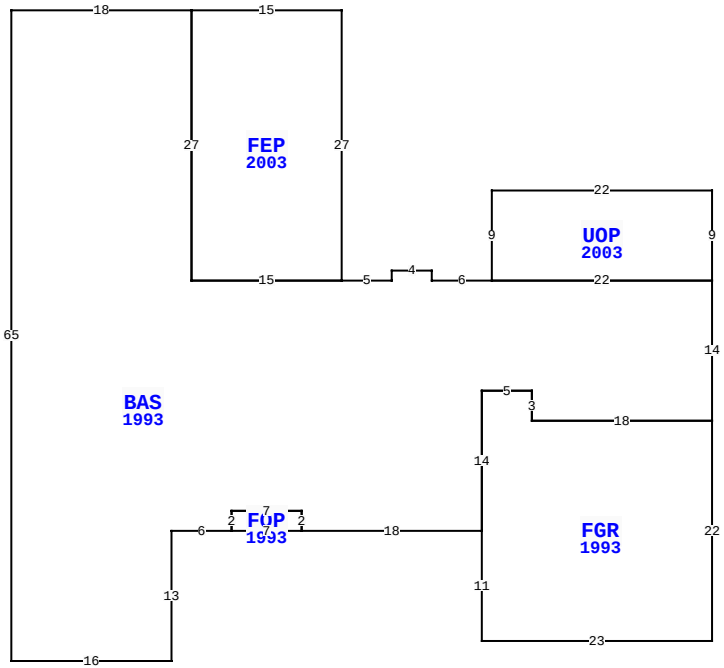
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,166	100	2,166	206,803
FEP	405	80	324	30,934
FGR	521	55	287	27,402
FOP	14	30	4	382
UOP	198	20	40	3,819
TOTALS	3,304		2,821	269,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,821	98.9520	117.51	331,496	1993	1997	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 0 Heated Area: 2166 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

2371 CANAL RD, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		269,340
TOTAL MARKET OB/XF VALUE		70,378
TOTAL LAND VALUE - MARKET		191,050
TOTAL MARKET VALUE		530,768
SOH/AGL Deduction		255,318
ASSESSED VALUE		275,450
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		225,450
TOTAL JUST VALUE		530,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702993	SWIM POOL	30,000	05/11/2017
8248	NEW CONSTR	88,968	07/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/1192	8/25/2017	QC	U	I	11	100
GRANTOR: MATTHEWS MARGARET						
GRANTEE: DIEDOLF DONNA & ROB						
0660/0792	6/04/1992	QC	U	V	07	100
GRANTOR: MATTHEWS MARGARET						
GRANTEE: DIEDOLF ROBT & DONN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2003] W22 S9 BAS=[YR=1993] W6 N1 W4 S1 W5
FEP=[YR=2003] N27 W15 S27 E15$ W15 N27 W18 S65 E16 N13 E6
FOP=[YR=1993] E7 N2 W7 S2$ N2 E7 S2 E18 FGR=[YR=1993] S11 E23
N22 W18 N3 W5 S14$ N14 E5 S3 E18 N14 W22$ E22 N9$.

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	0810	CONCRETE A	0	100	17	20	340.00	SF	6.50	6.50	100	1993	1993	3	68	1,503	
2	0811	CONCRETE B	0	100	0	0	819.00	SF	5.20	5.20	100	1995	1995	3	72	3,066	
3	0812	CONCRETE C	0	100	0	0	1,850.00	SF	4.00	4.00	100	2003	2003	3	84	6,216	
5	0861	POOL GUNIT	0	100	30	18	540.00	SF	85.00	85.00	100	2018	2018	3	90	41,310	
6	0855	CONC PAVER	0	100	0	0	978.00	SF	10.00	10.00	100	2018	2018	3	98	9,584	
8	0811	CONCRETE B	0	100	0	0	734.00	SF	5.20	5.20	100	1998	1998	3	77	2,939	
9	0351	CARPORT MT	1	100	40	16	640.00	SF	10.00	10.00	100	2023	2019		90	5,760	

LAND DESCRIPTION

TOTAL OB/XF 70,378

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	2.86	AC		1.00	1.00	1.00	30,000.00	30,000.00	85,800							
2	000115	C	SFR ACRES	100			0.00	0.00	4.21	AC		1.00	1.00	1.00	25,000.00	25,000.00	105,250							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 7.07 Total Land Value: 191,050 Market: 0 Agricultural: 0 Common: 191,050 PRINTED 08/02/2023 BY SYS