PT OF SW1/4 OF SEC 21-2S-23E
IN OR 1699/466 (EX PT IN
OR 1254/972)

MOERLIEN DAVID L & BIANA L
2354 CANAL ROAD
BALDWIN, FL 32234

2023

21-2S-23-0000-0007-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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

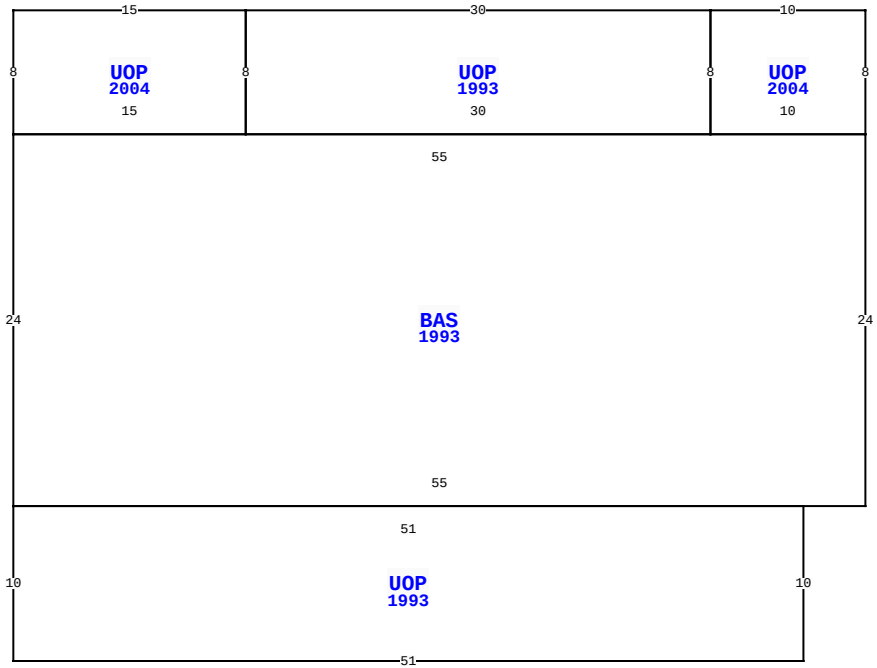
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	25,997
UOP	240	25	60	1,182
UOP	510	25	128	2,521
UOP	80	25	20	394
UOP	120	25	30	591
TOTALS	2,270		1,558	30,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,558	101.0000	65.65	102,283	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1320 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		30,685
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		75,685
SOH/AGL Deduction		44,496
ASSESSED VALUE		31,189
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,189
TOTAL JUST VALUE		75,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1699/0466	9/15/2010	QC	U	I	11	100
GRANTOR: MOERLIEN BIANA L						
GRANTEE: MOERLIEN DAVID L &						
0248/0300	9/16/1977	WD	U	I		25,000
GRANTOR: CARVER RAYWARD G & JU						
GRANTEE: ROUSSELLE ROLAND J						

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

2354 CANAL RD, BRYCEVILLE

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2004] W10 UOP=[YR=1993] W30 UOP=[YR=2004] W15 S8
BAS=[YR=1993] S24 UOP=[YR=1993] S10 E51 N10 W51$ E55 N24 W55$
E15 N8$ S8 E30 N8$ S8 E10 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS