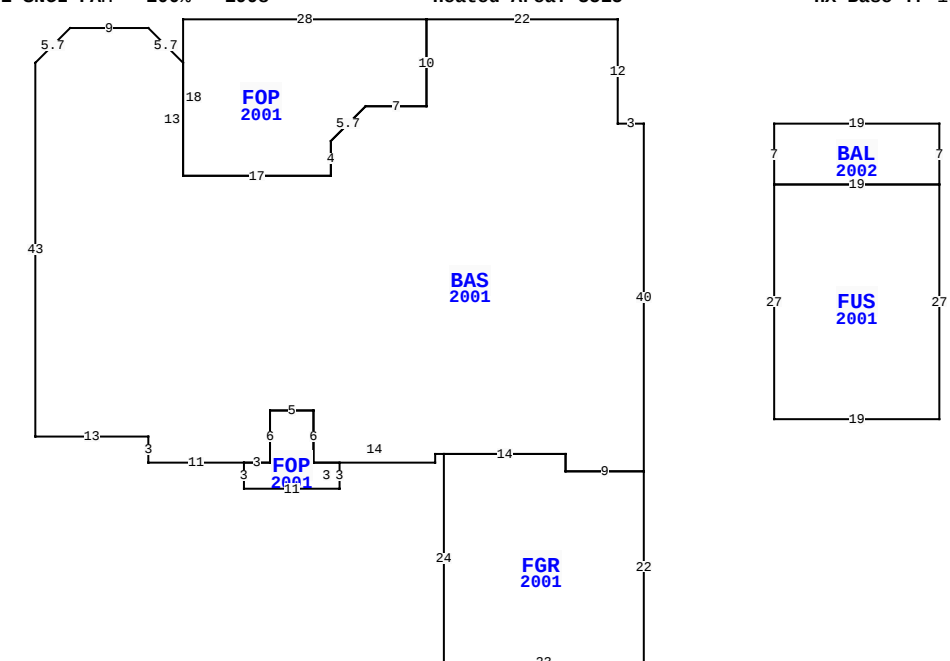


TOMLIN DANIEL S & DONNA M
3525 COUNTY ROAD 121
BALDWIN, FL 32234

16-2S-23-0000-0001-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT CD		CONSTRUCTION								TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall 20		FACE BRICK 90								0900	01	3,975	113.0580	141.32	561,747	2000	2005	0	0	13.05	86.95	VALUATION BY					STANDARD												
Exterior Wall 16		WD FR STUC 10								1 SNGL FAM - 100% - 1998										Heated Area: 3515										HX Base Yr 1998									
Roof Structur 03		GABLE/HIP 100																		BUILDING MARKET VALUE										488,439									
Roof Cover 03		COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										77,077									
Interior Wall 05		DRYWALL 100																		TOTAL LAND VALUE - MARKET										181,430									
Interior Floo 11		CARPET 60																		TOTAL MARKET VALUE										598,733									
Interior Floo 14		CLAY TILE 40																		SOH/AGL Deduction										329,647									
Air Condition 03		CENTRAL 100																		ASSESSED VALUE										269,086									
Heating Type 04		AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE										219,086									
Bathrooms 4 100																				TOTAL JUST VALUE										746,946									
Frame 02		WOOD FRAME 100																		NCON VALUE										43,430									
Stories 1.		1. 100								INCOME VALUE																													
Units 0 100										PREVIOUS YEAR MKT VALUE										683,878																			
Occupancy 00		NONE 100																																					
Quality 05		Quality Level 05																																					
DOR CODE 5000		IMPROVED AG																																					
MAP NUM		MKT AREA																		09																			
NEIGHBORHOOD/LOC 9001.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAL	133	15	20	2,457																																			
BAS	3,002	100	3,002	368,879																																			
FGR	534	55	294	36,126																																			
FOP	63	30	19	2,335																																			
FOP	424	30	127	15,606																																			
FUS	513	100	513	63,036																																			
TOTALS	4,669		3,975	488,439																																			
EXTRA FEATURES					3525 CR 121, BRYCEVILLE										BLD DATE				LGL DATE		06/26/2023		MLU																
															XF DATE				LAND DATE																				
															INC DATE				AG DATE																				
L N	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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940																									
4	0812	CONCRETE C	0 100	0 0	3,025.00	SF	4.00	4.00	100	2000	2000	3	79	9,559																									
5	0300	BOAT DCK W	0 100	20 9	180.00	SF	40.00	40.00	100	2003	2003	3	32	2,304																									
6	0803	ASPHALT C	0 100	413 8	3,304.00	SF	2.00	2.00	100	2003	2003	3	52	3,436																									
7	0473	VF 3 RAIL	0 100	0 0	640.00	LF	7.50	7.50	100	2003	2003	3	61	2,928																									
8	0920	CWALL-WD/M	0 100	0 0	160.00	LF	390.00	390.00	100	2000	2000	3	20	12,480																									
9	0861	POOL GUNIT	0 100	0 0	408.00	SF	85.00	85.00	100	2024	2023		100	34,680																									
10	0855	CONC PAVER	0 100	0 0	875.00	SF	10.00	10.00	100	2024	2023		100	8,750																									
LAND DESCRIPTION																TOTAL OB/XF 77,077																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																						
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	3.07	AC		1.00	1.00	1.00	555.00	555.00	1,704																						
3	005970	A	AGRI-POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	70.00	70.00	70																						
4	006000	A	PAST1/HAY	0		OR	0.00	0.00	3.90	AC		1.00	1.00	1.00	370.00	370.00	1,443																						
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	7.97	AC		1.00	1.00	1.00	19,000.00	19,000.00	151,430																						
REVIEW DATE 06/28/2023 BY WW Total Acres: 8.97 Total Land Value: 33,217 Market: 151,430 Agricultural: 3,217 Common: 30,000 PRINTED 08/06/2024 BY SYS																																							