PT SE1/4 OF SEC 16-2S-23E &
PT SW1/4 OF SEC 15-2S-23E IN
OR 2669/940

MILLER LESTER M & RITA GAIL/
2759 WOODCHUCK PLACE
BALDWIN, FL 32234

2024

16-2S-23-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

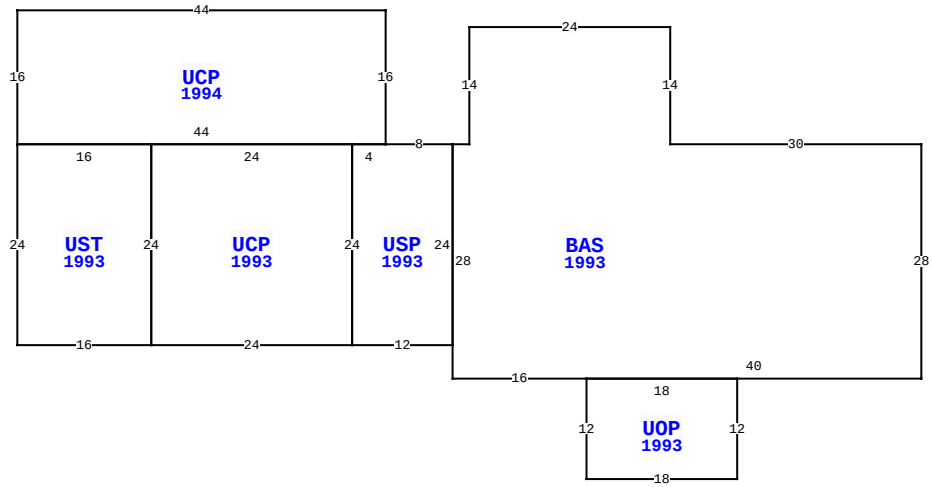
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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
BAS	1,904	100	1,904	49,420
UCP	576	20	115	2,985
UCP	704	20	141	3,660
UOP	216	25	54	1,402
USP	288	50	144	3,738
UST	384	55	211	5,477
TOTALS	4,072		2,569	66,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,569	123.6000	86.52	222,270	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1998 Heated Area: 1904 HX Base Yr 1998



2759 WOODCHUCK PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/04/2021 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		66,681
TOTAL MARKET OB/XF VALUE		17,334
TOTAL LAND VALUE - MARKET		185,990
TOTAL MARKET VALUE		118,572
SOH/AGL Deduction		54,307
ASSESSED VALUE		64,265
TOTAL EXEMPTION VALUE	HX HB	39,265
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		270,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8923	MH MOVE-ON	46,000	06/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2669/940	8/10/2023	SW	U	I	11	100
GRANTOR: MILLER LESTER M & RET						
GRANTEE: MULLEN LISA						
2024/1271	1/09/2016	WD	U	I	11	100
GRANTOR: ROYAL LENERY M & MART						
GRANTEE: MILLER LESTER M & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N14 W24 S14 W2 USP=[YR=1993] W8
UCP=[YR=1994] N16 W44 S16 UST=[YR=1993] S24 E16 UCP=[YR=1993]
E24 N24 W24 S24$ N24 W16$ E44$ W4 S24 E12 N24$ S28 E16
UOP=[YR=1993] S12 E18 N12 W18$ E40 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	1242	WD DECK A	0	100	11	8	88.00	SF	10.00	10.00	100	1999	1999	3	20	176	
3	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	1999	1999	3	27	9,072	
4	0681	POLE SHED	0	100	85	13	1,105.00	SF	15.00	15.00	100	1999	1999	3	27	4,475	
5	0940	SHEDS/PORT	0	100	16	16	256.00	SF	21.30	21.30	100	1999	1999	3	20	1,091	

LAND DESCRIPTION

TOTAL OB/XF 17,334

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	005000	C	RURAL HOME	100	0007	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	8.21	AC		1.00	1.00	1.00	555.00	555.00	4,557							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.21	AC		1.00	1.00	1.00	19,000.00	19,000.00	155,990							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 9.21 Total Land Value: 34,557 Market: 155,990 Agricultural: 4,557 Common: 30,000 PRINTED 08/06/2024 BY SYS