PT OF S1/2 OF S1/2 OF GOVT
LOT 4 OR 2697/1233

BALDWIN DAVID
3454 COUNTY ROAD 121
BALDWIN, FL 32234

2024

16-2S-23-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

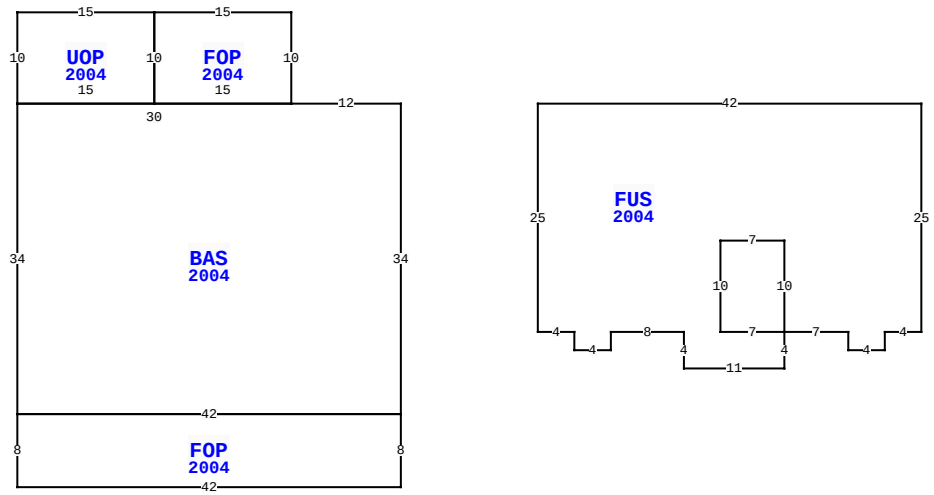
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,428	100	1,428	157,868
FOP	150	30	45	4,975
FOP	336	30	101	11,166
FUS	1,040	100	1,040	114,974
UOP	150	20	30	3,317
TOTALS	3,104		2,644	292,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,644	97.4592	121.82	322,092	2004	2004	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2005 Heated Area: 2468 HX Base Yr 2005



3454 CR 121, 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		305,618
TOTAL MARKET OB/XF VALUE		2,172
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		382,790
SOH/AGL Deduction		197,870
ASSESSED VALUE		184,920
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,920
TOTAL JUST VALUE		382,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0412263	NEW CONSTR	170,400	02/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/1233	2/28/2024	WD	Q	I	01	470,000
GRANTOR: STAFFORD CHRISTY & ST						
GRANTEE: BALDWIN DAVID						
1196/0016	12/17/2003	WD	U	V		34,000
GRANTOR: HARRIS VERNON & IVA S						
GRANTEE: STAFFORD STEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 FOP=[YR=2004] N10 W15 UOP=[YR=2004] W15 S10 E15 N10$ S10 E15$ W30 S34 FOP=[YR=2004] S8 E42 N8 W42$ E42 N34$ PTR= E15 FUS=[YR=2004] E42 S25 W4 S2 W4 N2 W7 N10 W7 S10 E7 S4 W11 N4 W8 S2 W4 N2 W4 N25 $ W15 $.

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	0350	CARPORT WD	0	100	25	18	450.00	SF	13.00	13.00	100	2005	2005	3	24	1,404	
2	0680	POLE SHED	0	100	16	12	192.00	SF	10.00	10.00	100	2005	2005	3	40	768	

LAND DESCRIPTION

TOTAL OB/XF 2,172

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	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS

PT OF S1/2 OF S1/2 OF GOVT
LOT 4 OR 2697/1233

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3454 COUNTY ROAD 121
BALDWIN, FL 32234

2024

16-2S-23-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

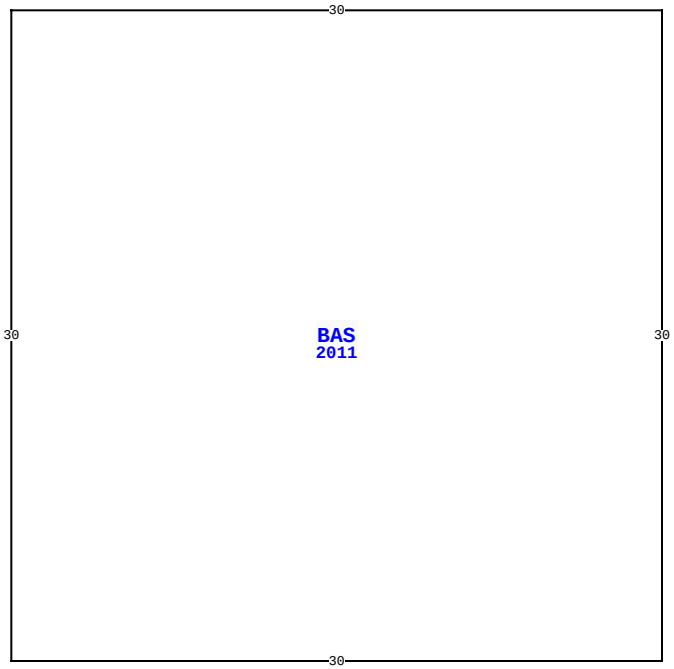
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	13,320
TOTALS	900		900	13,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	57.1320	20.00	18,000	2005	2005	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 2005 Heated Area: 900 HX Base Yr 2005



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GRANTOR: HARRIS VERNON & IVA S						
GRANTEE: STAFFORD STEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W30 S30 E30 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS