

PT OF NE1/4
IN OR 2266/23
ESMT OR 1859/1525

LAROSE CAROLYN IRREV TRUST/LAROSE ROBERT C TRUSTEE
3105 CR 121
BALDWIN, FL 32234

2024

21-2S-23-0000-0001-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	PAGE 1 of 3																										
Exterior Wall	12	CEDAR 100																											
Roof Structur	03	GABLE/HIP 100																											
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 90																											
Interior Wall	06	CUST PANEL 10																											
Interior Floo	11	CLAY TILE 50																											
Interior Floo	13	LVT/LAMNT 50																											
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	04	Quality Level 04																											
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	1,796	100	1,796	244,913																									
FEP	220	80	176	24,001																									
FGR	504	55	277	37,773																									
FOP	178	30	53	7,228																									
FOP	110	30	33	4,500																									
FOP	168	30	50	6,818																									
FOP	270	30	81	11,046																									
FST	96	55	53	7,228																									
TOTALS	3,342		2,519	343,505																									
EXTRA FEATURES					3105 CR 121, BRYCEVILLE																								
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	1994	1994	3	76	2,660															
2	0811	CONCRETE B	0 100	0 0	802.00	SF	5.20	5.20	100	1994	1994	3	68	2,836															
3	0845	KOOL DECK	0 100	0 0	856.00	SF	7.25	7.25	100	1994	1994	3	68	4,220															
4	0681	POLE SHED	0 0	50 25	1,250.00	SF	15.00	15.00	100	2000	2000	3	28	5,250															
5	0681	POLE SHED	0 100	16 16	256.00	SF	15.00	15.00	100	1995	1995	3	23	883															
6	0940	SHEDS/PORT	0 100	16 10	160.00	SF	30.00	30.00	100	1995	1995	3	20	960															
7	0855	CONC PAVER	0 100	20 4	80.00	SF	7.00	7.00	100	2000	2000	3	79	442															
8	0465	FNC GT 15'	0 100	0 0	1.00	UT	900.00	900.00	100	2000	2000	3	52	468															
9	0350	CARPORT WD	0 0	41 27	1,107.00	SF	16.25	16.25	100	2002	2002	3	20	3,598															
10	0202	BARN WD 30	0 0	58 50	2,900.00	SF	17.25	17.25	100	2002	2002	3	30	15,008															
LAND DESCRIPTION					TOTAL OB/XF										36,325														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000												
2	005010	A	SVCE ACRGE	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	500.00	500.00	3,000												
3	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	730.00	730.00	3,650												
4	009530	C	POND	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000												
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	165,000												
REVIEW DATE 03/08/2022 BY TWA Total Acres: 14.00 Total Land Value: 41,650 Market: 165,000 Agricultural: 6,650 Common: 35,000 PRINTED 08/06/2024 BY SYS																													

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