

L/E OR 1285/1601
PARCEL 2-3 SEC 21-2S-23 &
INCL PAR 1-6 IN SEC 16-2S-23E

JONES SIDNEY L &/WENDY L HODGES
3443 CR 121
BALDWIN, FL 32234

2024

21-2S-23-0000-0002-0030



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 80
Interior Wall	04	PLYWOOD 20
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	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,240	100
FCP	176	25
FCP	198	25
UST	63	45
TOTALS	1,677	1,362

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,362	109.2000	103.74	141,294	1962	1962	0	0	22.50	77.50
1 SINGLE FAM - 50% - 2013 Heated Area: 1240 HX Base Yr 2013											
TOTALS	1,677	1,362	109,503								

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		109,503	
TOTAL MARKET OB/XF VALUE		15,139	
TOTAL LAND VALUE - MARKET		17,100	
TOTAL MARKET VALUE		141,742	
SOH/AGL Deduction		34,948	
ASSESSED VALUE		106,794	
TOTAL EXEMPTION VALUE		HA HAB	
BASE TAXABLE VALUE		81,794	
TOTAL JUST VALUE		141,742	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		138,020	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
M037254	H/AC	0	01/07/2003
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1285/1601	1/05/2005	WD U	I 18
GRANTOR: FINDLING BETTY M L/E			
GRANTEE: JONES SIDNEY & WEND			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W16 N9 W15 UST=[YR=1993] N9 W7 S9 E7\$ W15 S9			
FCP=[YR=2011] S18 FCP=[YR=1993] S16 E11 N16 W11\$ E11 N18 W11\$			
E11 S34 E13 N10 E22 N24\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	50	0	0	561.00	SF	5.20	5.20	
2	0681	POLE SHED	0	50	45	30	1,350.00	SF	15.00	15.00	
3	0510	GARAGE WD-	0	50	30	16	480.00	SF	28.00	28.00	
TOTAL OB/XF 15,139											

LAND DESCRIPTION										TOTAL OB/XF										15,139									
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	000100	C	SFR	50	0004	OR	0.00	0.00	0.19	AC		1.00	1.00	3.00	30,000.00	90,000.00	17,100												
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