

PT OF N1/2 OF NW1/4 OF NE1/4
IN OR 1130/1175

BOATRIGHT HAROLD R & TERRI L
3445 COUNTY ROAD 121
BALDWIN, FL 32234

2024

21-2S-23-0000-0002-0080



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	12	CEDAR 100	0100	01	1,960	129.0415	122.59	240,276	2003	2003	0	0	10.00	90.00	STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2004													Heated Area: 1800										
Roof Cover	12	MODULAR MT 100														HX Base Yr 2004										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 70																								
Interior Floo	12	HARDWOOD 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 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	1,500	100	1,500	165,497																						
FSP	400	40	160	17,653																						
FUS	300	100	300	33,099																						
TOTALS			2,200		1,960	216,248																				
EXTRA FEATURES			3445 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	0681	POLE SHED	0 100	8	8	64.00	SF	11.25	11.25	100	2004	2004	3	36	259											
2	0681	POLE SHED	0 100	10	7	70.00	SF	11.25	11.25	100	2004	2004	3	36	284											
3	0940	SHEDS/PORT	0 100	10	7	70.00	SF	22.50	22.50	100	2004	2004	3	22	347											
4	1242	WD DECK A	0 100	0	0	480.00	SF	5.00	5.00	100	2019	2019	3	86	2,064											
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0004	OR	0.00	0.00	1.33	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,900									
REVIEW DATE 05/14/2020 BY TWA Total Acres: 1.33 Total Land Value: 39,900 Market: 0 Agricultural: 0 Common: 39,900 PRINTED 08/06/2024 BY SYS																										