

STEWART MATTHEW T/DUBE MARY T
3402 CR 121
BALDWIN, FL 32009

21-2S-23-0000-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	16	WD FR STUC 100								0100	01	1,592	97.3000	92.44	147,164	1950	1965		0	0	31.50	68.50	VALUATION BY								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0														Heated Area: 1421							
Roof Cover	03	COMP SHNGL 100																						HX Base Yr							
Interior Wall	05	DRYWALL 100																						Tax Group: 6							
Interior Floo	14	CARPET 90																						Tax Dist:							
Interior Floo	05	ASPH TILE 10																						BUILDING MARKET VALUE							
Air Condition	03	CENTRAL 100																						TOTAL MARKET OB/XF VALUE							
Heating Type	04	AIR DUCTED 100																						TOTAL LAND VALUE - MARKET							
Bedrooms		3 100																						TOTAL MARKET VALUE							
Bathrooms		1 100																						SOH/AGL Deduction							
Frame	02	WOOD FRAME 100																						ASSESSED VALUE							
Common Wall		19 100																						TOTAL EXEMPTION VALUE							
Stories	1.	1. 100																						BASE TAXABLE VALUE							
Units		0 100																						TOTAL JUST VALUE							
BUD8 Adjustme	06	DIST 1D 100																						NCON VALUE							
Occupancy	00	NONE 100																						INCOME VALUE							
Quality	03	Quality Level 03																						PREVIOUS YEAR MKT VALUE							
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	1,421	100	1,421	89,980																											
STP	91	10	9	570																											
STP	175	10	18	1,140																											
UOP	77	20	15	950																											
UOP	588	20	118	7,472																											
UST	25	45	11	697																											
TOTALS	2,377		1,592	100,807																											
EXTRA FEATURES										3402 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	0510	GARAGE WD-	0	0	24	48			1,152.00	SF	35.00				35.00	100	1973	1973	3	20		8,064									
2	0845	KOOL DECK	0	0	0	0			1,431.00	SF	7.25				7.25	100	1973	1973	3	24		2,490									
3	0511	GARAGE CB-	0	0	13	27			351.00	SF	35.20				35.20	100	1973	1973	3	24		2,965									
4	0510	GARAGE WD-	0	0	48	18			864.00	SF	35.00				35.00	100	2001	2001	3	29		8,770									
5	0351	CARPORT MT	0	0	18	18			324.00	SF	10.00				10.00	100	2000	2000	3	20		648									
6	0504	FP-ELECTRI	0	0	0	0			1.00	UT	2,000.00				2,000.00	100	2001	2001	3	85		1,700									
7	0812	CONCRETE C	0	0	0	0			1,172.00	SF	4.00				4.00	100	1998	1998	3	75		3,516									
LAND DESCRIPTION										TOTAL OB/XF										28,153											
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	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	14.47	AC		1.00	1.00	1.00	15,000.00	15,000.00	217,050														

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