IN OR 285 PG 262 & 264
R278089 & R278090
(PARCELS 6-2 & 6-4)

BUTLER MITCHELL A & WANDA M
2918 COUNTY ROAD 121
BALDWIN, FL 32234

2024

21-2S-23-0000-0006-0020

NASSAU COUNTY PROPERTY

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 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

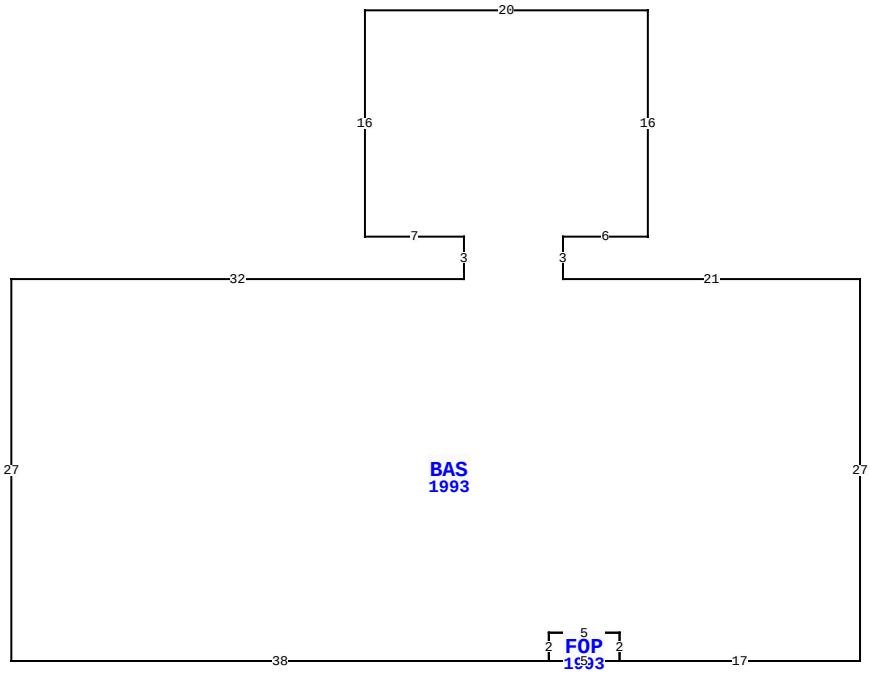
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,951	100	1,951	67,739
FOP	10	30	3	104
TOTALS	1,961		1,954	67,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,954	124.0000	86.80	169,607	1987	1997	0	0	0	60.00	40.00

1 M/H 93- – 100% - 0 Heated Area: 1951 HX Base Yr



2918 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		67,843
TOTAL MARKET OB/XF VALUE		10,334
TOTAL LAND VALUE - MARKET		46,800
TOTAL MARKET VALUE		124,977
SOH/AGL Deduction		74,535
ASSESSED VALUE		50,442
TOTAL EXEMPTION VALUE	HX HB	25,442
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		124,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0284/0607	2/01/1979	WD	U	I		30,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N3 E6 N16 W20 S16 E7 S3 W32 S27 E38
FOP=[YR=1993] E5 N2 W5 S2$N2 E5 S2 E17 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0812	CONCRETE C	0	100	0	0	1,310.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,703	
3	0511	GARAGE CB-	0	100	20	28	560.00	SF	40.00	40.00	100	1974	1974	3	25	5,600	
4	0351	CARPORT MT	0	100	25	21	525.00	SF	10.00	10.00	100	2000	2000	3	20	1,050	
5	0751	UOP	0	100	14	9	126.00	SF	10.00	10.00	100	2000	2000	3	28	353	

LAND DESCRIPTION

TOTAL OB/XF 10,334

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	0004	OR	0.00	0.00	1.56	AC		1.00	1.00	1.00	30,000.00	30,000.00	46,800							

REVIEW DATE 03/03/2021 BY TWA Total Acres: 1.56 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 08/06/2024 BY SYS