PT OF SW1/4 OF SEC 21-2S-23E
IN OR 1509/1865
(EX DRAINAGE ESMT IN OR 275/07

NUZUM TRAY & CHRISTINE
2250 CARTER ST
BALDWIN, FL 32234

**2024**

**21-2S-23-0000-0007-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

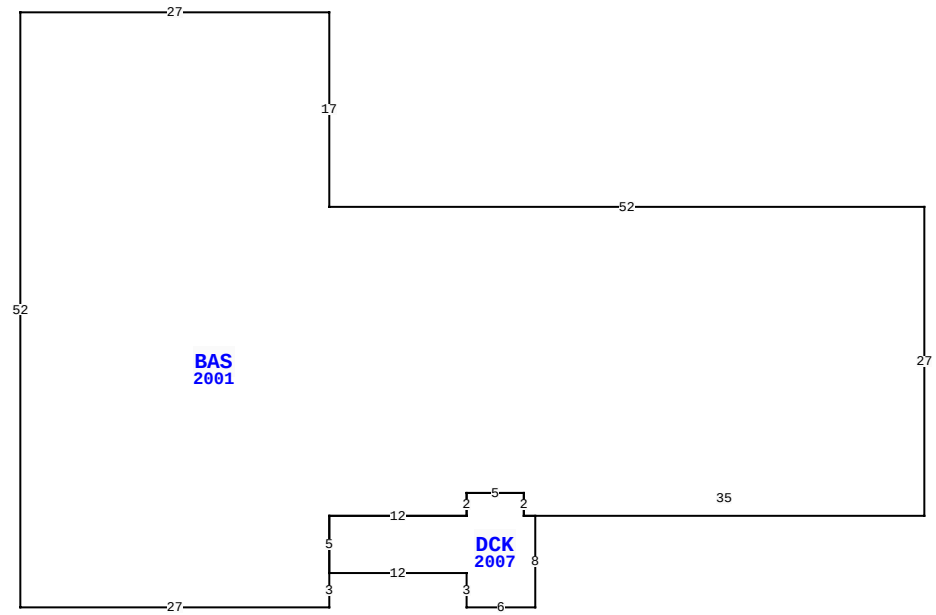
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 2,798 | 100 | 2,798 | 117,247 |
| DCK | 118 | 15 | 18 | 754 |
| TOTALS | 2,916 | | 2,816 | 118,002 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,816 | 116.4000 | 87.30 | 245,837 | 2001 | 2001 | 0 | 0 | 0 | 52.00 | 48.00 |

1 M/H 94+ – 100% - 2008 Heated Area: 2798 HX Base Yr 2008




2250 CARTER ST, 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 | | 118,002 |
| TOTAL MARKET OB/XF VALUE | | 2,682 |
| TOTAL LAND VALUE - MARKET | | 85,800 |
| TOTAL MARKET VALUE | | 206,484 |
| SOH/AGL Deduction | | 95,655 |
| ASSESSED VALUE | | 110,829 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 60,829 |
| TOTAL JUST VALUE | | 206,484 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 203,450 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH013444 | MH MOVE-ON | 0 | 03/01/2001 |
| MH971770 | MH MOVE-ON | 0 | 05/01/1997 |
| 8440 | MH MOVE-ON | 33,000 | 02/11/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1509/1865 | 7/03/2007 | WD | Q | I | | 199,000 |
| GRANTOR: PERDUE MICHAEL R & | | | | | | |
| GRANTEE: NUZUM TRAY & CHRIST | | | | | | |
| 0986/0067 | 5/11/2001 | WD | U | I | 01 | 25,500 |
| GRANTOR: FANNING KENNETH & DEB | | | | | | |
| GRANTEE: PERDUE MICHAEL & DE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W52 N17 W27 S52 E27 N3 DCK=[YR=2007] E12 S3 E6 N8 W1 N2 W5 S2 W12 S5$ N5 E12 N2 E5 S2 E35 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 | 1241 | WD DECK G | 0 | 100 | 0 | 0 | 530.00 | UT | 11.50 | 11.50 | 100 | 2006 | 2006 | 3 | 44 | 2,682 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,682

| 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 | 0005 | OR | 0.00 | 0.00 | 2.86 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 85,800 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.86 Total Land Value: 85,800 Market: 0 Agricultural: 0 Common: 85,800 PRINTED 08/06/2024 BY SYS