

PT SW1/4 OF SEC 21-2S-23E
IN OR 2253/934 (EX PT LYING
IN DUVAL COUNTY)

JARRELL TRAVIS V & CARESSA A
2245 CARTER ST
BALDWIN, FL 32234

2024

21-2S-23-0000-0007-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	212,610
TOTALS	2,280		2,280	212,610

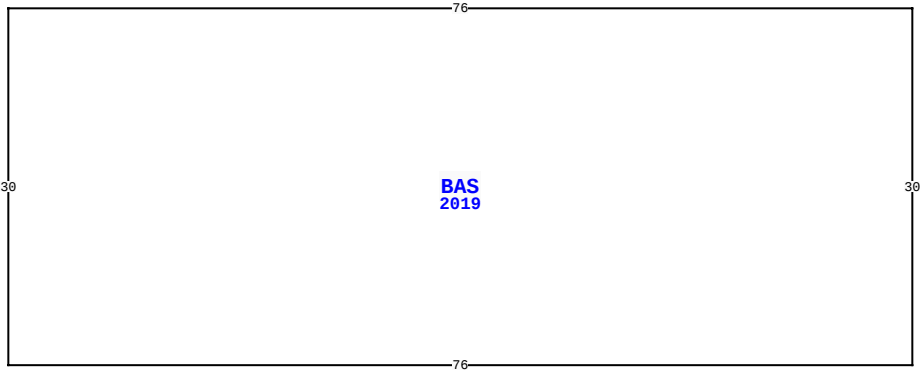
EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0681	POLE SHED	0 100	12	8	96.00	SF	15.00	15.00	100	2008	2008	3	52	749	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000102	C	SFR/MH	100	000

REVIEW DATE	01/14/2021	BY	WWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	01	2,280	118.3350	94.67	215,848	2019	2019	0	0	1.50	98.50
1 SFR MODULR - 100% - 2020											
Heated Area: 2280											
HX Base Yr 2020											



2245 CARTER ST, BRYCEVILLE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/16/2023 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		226,836	
TOTAL MARKET OB/XF VALUE		749	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		302,585	
SOH/AGL Deduction		116,152	
ASSESSED VALUE		186,433	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		136,433	
TOTAL JUST VALUE		302,585	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,803	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011625	CARPORT	17,967	11/06/2019
19007621	CO ISSUED	0	07/17/2019
19003767	MODULAR HM	0	04/16/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2253/0934	1/29/2019	WD	U	I	11	100
GRANTOR: WARD LINDA						
GRANTEE: JARRELL TRAVIS V &						
2220/0570	8/15/2018	QC	U	I	11	100
GRANTOR: WARD LINDA						
GRANTEE: JARRELL TRAVIS V &						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2019] W76 S30 E76 N30\$.	

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