



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	108,313
FEP	70	80	56	5,777
FEP	152	80	122	12,585
TOTALS	1,272		1,228	126,674

TOTALS		1, 272		1, 228		126, 674	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0200	BARN WD 0 -	0	100	30	21	
2	0940	SHEDS/PORT	0	100	22	10	
3	1242	WD DECK A	0	100	12	12	
4	0681	POLE SHED	0	100	21	10	
5	0810	CONCRETE A	0	100	22	12	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,228	130.4330	123.91	152,161	1966	1985	0	0	0	16.75	83.25	
1 SINGLE FAM - 100% - 2018 Heated Area: 1050 HX Base Yr 2018													
2525 CANAL RD, BRYCEVILLE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/16/2023 MLU													

TOTAL OB/XF													
6,864													

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6,864													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		146,632	
TOTAL MARKET OB/XF VALUE		6,864	
TOTAL LAND VALUE - MARKET		94,750	
TOTAL MARKET VALUE		248,246	
SOH/AGL Deduction		94,734	
ASSESSED VALUE		153,512	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		103,512	
TOTAL JUST VALUE		248,246	
NCON VALUE		19,958	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,465	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003372	GARAGE	69,803	03/14/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2157/1258	11/09/2017	WD	Q	I	01	139,000	
GRANTOR: BUTLER JOSHUA BLAKE &							
GRANTEE: BUREAU REAL JOSEPH							
2069/0627	8/31/2016	WD	Q	I	01	128,300	
GRANTOR: HILL LULA M							
GRANTEE: BUTLER JOSHUA BLAKE							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W1 FEP=[YR=1993] N7 W10 S7 E10 \$ W24 S42 E6 FEP=[YR=1993] S8 E19 N8 W19 \$ E19 N42 \$.													

BUREAU REAL JOSEPH JR & ANGELA SUE
2525 CANAL RD
BALDWIN, FL 32234

21-2S-23-0000-0007-0080

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