PT SW1/4 OF SEC 21-2S-23E
IN OR 275/31
{R433617 & R433618 & R223978

WARD LINDA J
2414 CANAL ROAD
BALDWIN, FL 32234

2024

21-2S-23-0000-0007-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

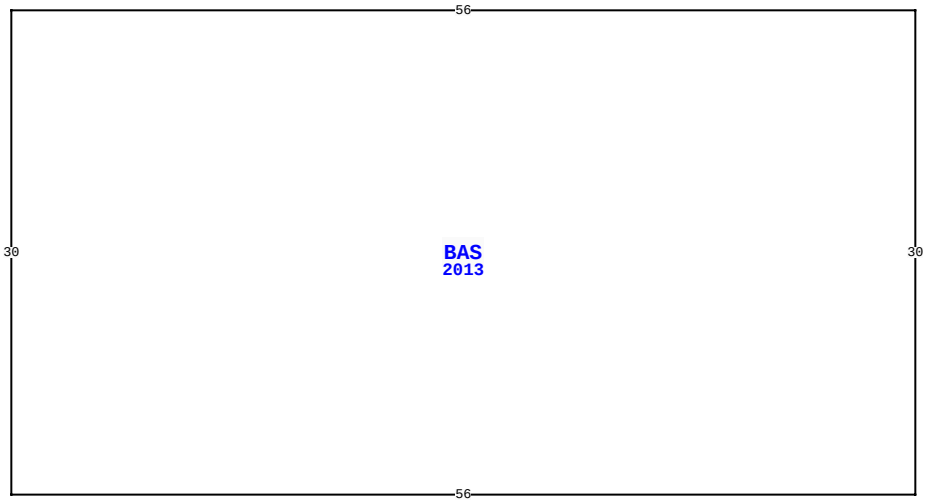
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	129,276
TOTALS	1,680		1,680	129,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	136.8000	102.60	172,368	2014	2014	0	0	0	25.00	75.00

2 M/H 94+ – 100% - 0 Heated Area: 1680 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		129,276
TOTAL MARKET OB/XF VALUE		19,098
TOTAL LAND VALUE - MARKET		81,000
TOTAL MARKET VALUE		229,374
SOH/AGL Deduction		93,454
ASSESSED VALUE		135,920
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		80,920
TOTAL JUST VALUE		229,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003113	DEMOLITION	0	04/19/2018
MH135512	CO ISSUED	0	12/27/2013
MH135512	MH MOVE-ON	0	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0275/0031	8/28/1978	WD	Q	I		6,300
GRANTOR: FOURAKER THOMAS J JR						
GRANTEE: WARD JAMES H & LIND						
0116/0208	10/09/1971	CD	U	I	25	3,564
GRANTOR: FOURAKER THOMAS J JR						
GRANTEE: WARD JAMES H & LIND						

2414 CANAL RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0201	BARN WD 10	0	100	33	38	1,254.00	SF	12.75	12.75	100	1994	1994	3	20	3,198	
2	1242	WD DECK A	0	100	0	0	2,000.00	SF	7.50	7.50	100	2015	2015	3	70	10,500	
3	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2020	2020	3	90	5,400	

BUILDING DIMENSIONS

BAS=[YR=2013] W56 S30 E56 N30$.

LAND DESCRIPTION

TOTAL OB/XF 19,098

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	3.24	AC		1.00	1.00	1.00	25,000.00	25,000.00	81,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.24 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/06/2024 BY SYS