SW1/4 OF SW1/4
IN OR 2544/790
ESMT IN OR 862/861

MCLEOD-BAUMBACH DEBORAH/BAUMBACK DAVID II
3198 ROWE AVE
BRYCEVILLE, FL 32009

2025

06-1N-23-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

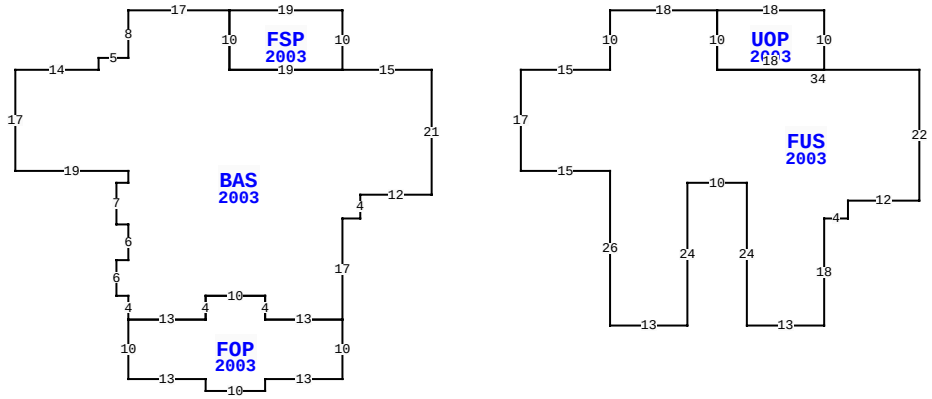
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,328	100	2003	2,328	302,910
FOP	420	30	2003	126	16,395
FSP	190	40	2003	76	9,889
FUS	2,107	100	2003	2,107	274,154
UOP	180	20	2003	36	4,684
TOTALS	5,225			4,673	608,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,673	92.3210	145.87	681,651	2003	2003	0	0	0	10.80	89.20

1 SFR CUST – 100% - 2023 Heated Area: 4435 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

3198 ROWE AVE, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		630,032
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		340,000
TOTAL MARKET VALUE		974,332
SOH/AGL Deduction		116,605
ASSESSED VALUE		857,727
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		807,005
TOTAL JUST VALUE		974,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		925,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E029636	NEW CONSTR	4,000	05/01/2002
029576	NEW CONSTR	307,970	04/01/2002
E995562	CHNGE SRVC	50	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2544/0790	3/04/2022	WD	Q	I	01	990,000
GRANTOR: FOURAKER EARL LAMAR J						
GRANTEE: MCLEOD-BAUMBACH DEB						
2297/0930	7/10/2019	SW	U	I	12	403,800
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: FOURAKER EARL LAMAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 FSP=[YR=2003] N10 W19 S10 E19 $ W19 N10 W17 S8 W5 S2 W14 S17 E19 S2 W2 S7 E2 S6 W2 S6 E2 S4 FOP=[YR=2003] S10 E13 S2 E10 N2 E13 N10 W13 N4 W10 S4 W13 $ E13 N4 E10 S4 E13 N17 E3 N4 E12 N21$ PTR= E15 FUS=[YR=2003] E15 N10 E18 UOP=[YR=2003] E18 S10 W18 N10 $ S10 E34 S22 W12 S3 W4 S18 W13 N24 W10 S24 W13 N26 W15 N17 $ W15 $.

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2003	2003	3	86	4,300	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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	000100	C	RES	100	0005	OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	340,000							

REVIEW DATE 08/27/2021 BY TWA Total Acres: 40.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 07/30/2025 BY SYS

SW1/4 OF SW1/4
IN OR 2544/790
ESMT IN OR 862/861

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2025

06-1N-23-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

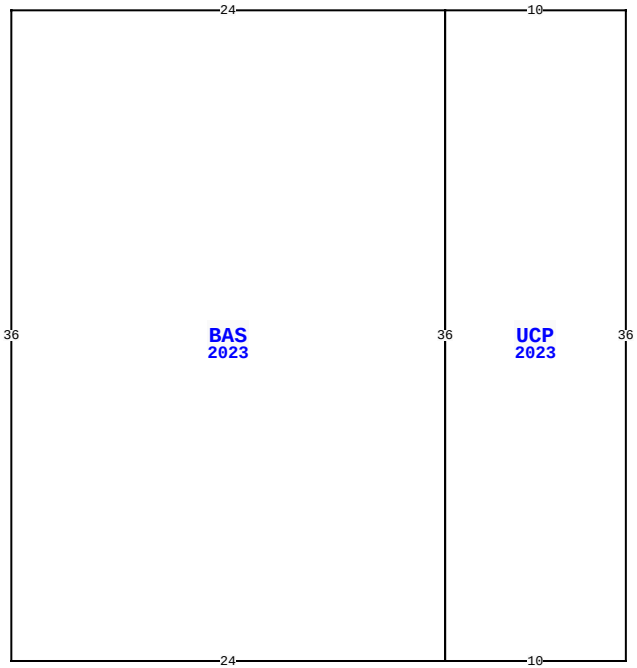
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2023	864	20,306
UCP	360	20	2023	72	1,692
TOTALS	1,224			936	21,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	936	64.1520	23.74	22,221	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2023 Heated Area: 864 HX Base Yr 2023



3198 ROWE AVE, BRYCEVILLE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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2297/0930	7/10/2019	SW	U	I	12	403,800
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: FOURAKER EARL LAMAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,10] W24 S36 E24 N36 $
UCP=[YR=2023;ORIG=110,10] W10 S36 E10 N36 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/27/2021 BY TWA Total Acres: 40.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 07/30/2025 BY SYS