

PT SE1/4 OF SEC 16-2S-23E IN
OR 1040/1954 BEING ONLY PT
LYING W OF OR 1047/1804

TOMLIN DANIEL S & DONNA M
3525 COUNTY ROAD 121
BALDWIN, FL 32234

2025

16-2S-23-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	133	15	2002	20	2,574
BAS	3,002	100	2001	3,002	386,281
FGR	534	55	2001	294	37,831
FOP	63	30	2001	19	2,445
FOP	424	30	2001	127	16,341
FUS	513	100	2001	513	66,010

TOTALS	4,669			3,975	511,482
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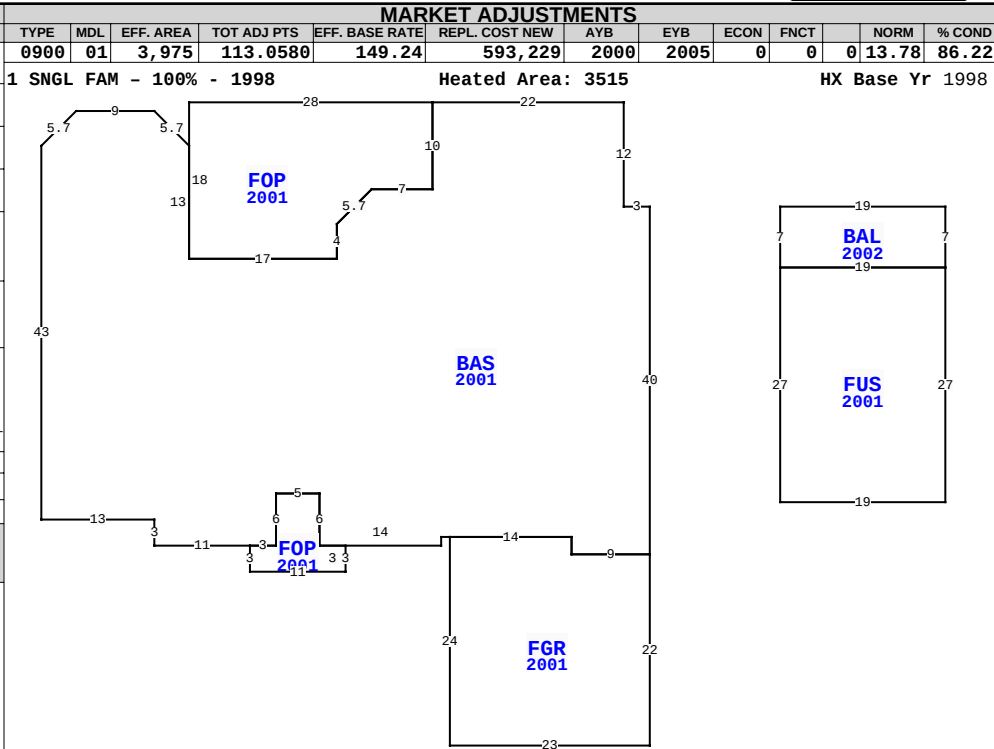
EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0812	CONCRETE C	0	100	0	0	3,025.00	SF	4.00	4.00	100	2000	2000	3	77	9,317	
3	0300	BOAT DCK W	0	100	20	9	180.00	SF	40.00	40.00	100	2003	2003	3	30	2,160	
4	0803	ASPHALT C	0	100	413	8	3,304.00	SF	2.00	2.00	100	2003	2003	3	50	3,304	
5	0473	VF 3 RAIL	0	100	0	0	640.00	LF	7.50	7.50	100	2003	2003	3	58	2,784	
6	0920	CWALL-WD/M	0	100	0	0	160.00	LF	390.00	390.00	100	2000	2000	3	20	12,480	
7	0861	POOL GUNIT	0	100	0	0	408.00	SF	85.00	85.00	100	2024	2023		98	33,986	
8	0855	CONC PAVER	0	100	0	0	875.00	SF	10.00	10.00	100	2024	2023		100	8,750	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	6.97	AC		1.00	1.00	1.00	525.00	525.00	3,659							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.97	AC		1.00	1.00	1.00	19,500.00	19,500.00	135,915							

REVIEW DATE 06/28/2023 BY WW



3525 CR 121, BRYCEVILLE

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

05/21/2025 MLU
11/22/2024 KBA

NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		511,482
TOTAL MARKET OB/XF VALUE		75,686
TOTAL LAND VALUE - MARKET		183,415
TOTAL MARKET VALUE		638,327
SOH/AGL Deduction		361,089
ASSESSED VALUE		277,238
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,516
TOTAL JUST VALUE		770,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		746,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018056	SWIM POOL	53,800	12/08/2022
21013831	REPAIR/RRF	48,500	10/11/2021
19012821	REPAIR/RRF	19,500	12/18/2019
B99	NEW CONSTR	166,117	10/01/1999
B985662	NEW CONSTR	166,117	12/01/1998
MH971699	MH MOVE-ON	0	03/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1040/1954	3/01/2002	QC Q	Q	I	01	100	

GRANTOR: TOMLIN DANIEL S & DON
GRANTEE: TOMLIN DANIEL S & D
1040/1952 3/01/2002 QC Q Q I 01 100
GRANTOR: TOMLIN DANIEL S & DON
GRANTEE: TOMLIN DANIEL & DON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W3 N12 W22 FOP=[YR=2001] W28 S18 E17 N4 R4
U4 E7 N10\$ S10 W7 D4 L4 S4 W17 N13 L4 U4 W9 D4 L4
S43E13 S3 E11 FOP=[YR=2001] S3 E11 N3 W3 N6 W5 S6 W3 \$ E3 N6
E5 S6 E14 N1 E1 FGR=[YR=2001] S24 E23 N22W9 N2 W14 \$ E14 S2
E9 N40 \$ PTR= E15 BAL=[YR=2002] E19 S7 FUS=[YR=2001] S27 W19
N27 E19 \$ W19N7 \$ W15\$.

Total Acres: 8.97 Total Land Value: 51,159 Market: 135,915 Agricultural: 3,659 Common: 47,500 PRINTED 07/30/2025 BY SYS