PT OF SE1/4
IN OR 1901/285
R621870 & R621871

CREWS HEATHER & JAMES ERIC
2661 WOODCHUCK PLACE
BALDWIN, FL 32234

**2025**

**16-2S-23-0000-0001-0070**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

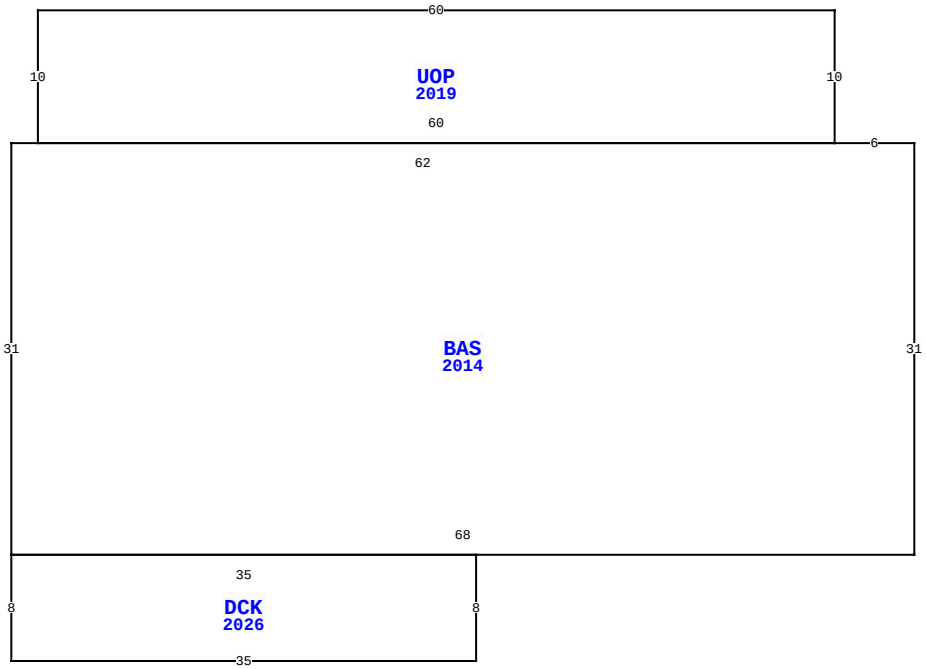
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,108 | 100 | 2014 | 2,108 | 211,254 |
| DCK | 280 | 10 | 2026 | 28 | 2,806 |
| UOP | 600 | 20 | 2019 | 120 | 12,026 |
| TOTALS | 2,988 | | | 2,256 | 226,086 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 01 | 2,256 | 117.2080 | 105.49 | 237,985 | 2013 | 2013 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SFR MODULR – 100% - 2003 Heated Area: 2108 HX Base Yr 2003




2661 WOODCHUCK PL, BRYCEVILLE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 226,086 |
| TOTAL MARKET OB/XF VALUE | | 3,574 |
| TOTAL LAND VALUE - MARKET | | 102,375 |
| TOTAL MARKET VALUE | | 332,035 |
| SOH/AGL Deduction | | 161,598 |
| ASSESSED VALUE | | 170,437 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 119,715 |
| TOTAL JUST VALUE | | 332,035 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 303,181 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1328037 | CO ISSUED | 0 | 01/10/2014 |
| B139936 | NEW CONSTR | 0 | 11/25/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1901/0285 | 1/17/2014 | QC | U | I | 11 | 39,842 |
| GRANTOR: CREWS HEATHER & JAMES | | | | | | |
| GRANTEE: CREWS HEATHER & JAM | | | | | | |
| 1047/1804 | 4/03/2002 | WD | Q | I | | 85,000 |
| GRANTOR: TOMLIN DANIEL S & DON | | | | | | |
| GRANTEE: CREWS HEATHER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W6 W62 S31 E68 N31 $
UOP=[YR=2019;ORIG=-6,0] N10 W60 S10 E60 $
DCK=[YR=2026;ORIG=-68,31] E35 S8 W35 N8 $
.

## 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 | 0681 | POLE SHED | 0 | 100 | 20 | 12 | 240.00 | SF | 15.00 | 15.00 | 100 | 2003 | 2003 | 3 | 30 | 1,080 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 10 | 10 | 100.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 55 | 550 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 12 | 144.00 | SF | 30.00 | 30.00 | 100 | 2011 | 2011 | 3 | 45 | 1,944 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,574

| 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 | 0007 | OR | 0.00 | 0.00 | 5.25 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 102,375 | | | | | | | |

REVIEW DATE 08/20/2019 BY TWA Total Acres: 5.25 Total Land Value: 102,375 Market: 0 Agricultural: 0 Common: 102,375 PRINTED 07/30/2025 BY SYS