

S1/2 OF SE1/4 OF SW1/4
IN OR 1983/510
EX 2-1 & 2-2

BALDWIN MICHAEL P
3520 C R 121
BALDWIN, FL 32234

2025

16-2S-23-0000-0002-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6														
Exterior Wall	12	CEDAR 70	0900	01	2,588	101.5056	133.99	346,766	1989	1994	0	0	0	14.85	85.15	VALUATION BY STANDARD													
Exterior Wall	10	ABOVE AVG 30	1 SNGL FAM - 100% - 2017													Heated Area: 2156 HX Base Yr 2017													
Roof Structure	03	GABLE/HIP 100														Tax Group: 6			Tax Dist:										
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE			318,501										
Interior Wall	05	DRYWALL 80														TOTAL MARKET OB/XF VALUE			23,990										
Interior Wall	06	CUST PANEL 20														TOTAL LAND VALUE - MARKET			145,275										
Interior Floor	14	CARPET 80														TOTAL MARKET VALUE			487,766										
Interior Floor	08	SHT VINYL 20	SOH/AGL Deduction			241,236																							
Air Condition	03	CENTRAL 100	ASSESSED VALUE			246,530																							
Heating Type	04	AIR DUCTED 100	TOTAL EXEMPTION VALUE			50,722																							
Bedrooms		2 100	BASE TAXABLE VALUE			195,808																							
Bathrooms		02 100	TOTAL JUST VALUE			487,766																							
Frame	02	WOOD FRAME 100	NCON VALUE			0																							
Stories	1.5	1.5 100	INCOME VALUE																										
Units		0 100	PREVIOUS YEAR MKT VALUE			470,014																							
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	1,288	100	1993	1,288	146,951																								
FGR	720	55	2011	396	45,181																								
FOP	120	30	1993	36	4,108																								
FUS	868	100	1993	868	99,032																								
TOTALS		2,996		2,588	295,271																								
EXTRA FEATURES						3520 CR 121, BRYCEVILLE																							
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	0810	CONCRETE A	0	100	0	0	197.00	SF	6.50	6.50	100	1989	1989	3	54.5	698													
2	0811	CONCRETE B	0	100	0	0	778.00	SF	5.20	5.20	100	1993	1993	3	64	2,589													
3	1242	WD DECK A	0	100	0	0	891.00	SF	10.00	10.00	100	2005	2005	3	22	1,960													
4	0510	GARAGE WD-	0	100	40	20	800.00	SF	26.95	26.95	100	2000	2000	3	27	5,821													
5	0350	CARPORT WD	0	100	22	16	352.00	SF	13.00	13.00	100	2002	2002	3	20	915													
6	0940	SHEDS/PORT	0	100	17	10	170.00	SF	20.10	20.10	100	2003	2003	3	20	683													
7	0350	CARPORT WD	0	100	24	22	528.00	SF	13.00	13.00	100	2003	2003	3	20	1,373													
8	0812	CONCRETE C	0	100	0	0	1,190.00	SF	4.00	4.00	100	2004	2004	3	83	3,951													
9	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000													
TOTAL OB/XF 23,990																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	100	0004	OR	0.00	0.00	7.45	AC		1.00	1.00	1.00	19,500.00	19,500.00	145,275												
REVIEW DATE 03/05/2021 BY TW																													
Total Acres: 7.45 Total Land Value: 145,275 Market: 0 Agricultural: 0 Common: 145,275 PRINTED 07/30/2025 BY SYS																													

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