PT OF S1/2 OF SE1/4 OF SW1/4
IN OR 355 PG 105
ESMT OR 392/411

DUNCAN JIMMIE C & ROSEMARY
3562 COUNTY ROAD 121
BALDWIN, FL 32234

2025

16-2S-23-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

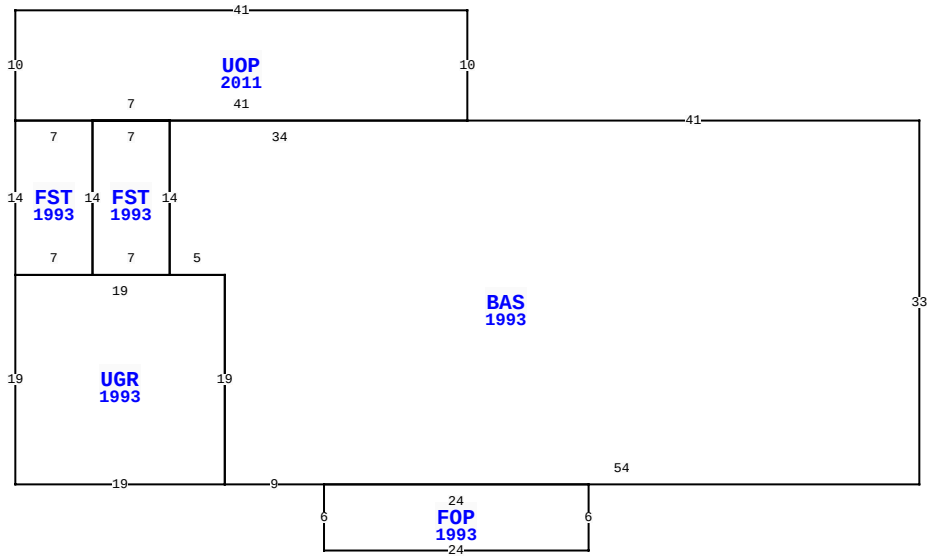
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,149	100	1993	2,149	161,365
FOP	144	30	1993	43	3,229
FST	98	55	1993	54	4,055
FST	98	55	1993	54	4,055
UGR	361	45	1993	162	12,165
UOP	410	20	2011	82	6,157
TOTALS	3,260			2,544	191,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,544	102.7200	102.72	261,320	1986	1986	0	0	0	26.90	73.10

1 SINGLE FAM – 100% - 0 Heated Area: 2149 HX Base Yr 1984



3562 CR 121, 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		191,025
TOTAL MARKET OB/XF VALUE		14,885
TOTAL LAND VALUE - MARKET		149,700
TOTAL MARKET VALUE		355,610
SOH/AGL Deduction		180,841
ASSESSED VALUE		174,769
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,047
TOTAL JUST VALUE		355,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4169	SWIM POOL	14,000	06/11/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0355/0105	3/01/1982	WD	Q	V		17,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 UOP=[YR=2011] N10 W41 S10 FST=[YR=1993] S14 UGR=[YR=1993] S19 E19N19 W19$ E7 N14 W7$ E41$ W34 FST=[YR=1993] S14 E7 N14 W7$ E7 S14 E5 S19 E9 FOP=[YR=1993] S6 E24 N6 W24$ E54 N33$.

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	0861	POOL GUNIT	0	100	18	14	252.00	SF	85.00	85.00	100	1987	1987	3	20	4,284	
2	0845	KOOL DECK	0	100	0	0	457.00	SF	7.25	7.25	100	1987	1987	3	49.5	1,640	
3	0810	CONCRETE A	0	100	31	15	465.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,647	
4	0680	POLE SHED	0	100	30	11	330.00	SF	10.00	10.00	100	2002	2002	3	29	957	
5	0680	POLE SHED	0	100	30	11	330.00	SF	10.00	10.00	100	2002	2002	3	29	957	
6	2701	QUONSET GD	0	100	30	20	600.00	SF	15.00	15.00	100	2008	2008	3	60	5,400	

LAND DESCRIPTION

TOTAL OB/XF 14,885

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	0004	OR	0.00	0.00	4.99	AC		1.00	1.00	1.00	30,000.00	30,000.00	149,700							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 4.99 Total Land Value: 149,700 Market: 0 Agricultural: 0 Common: 149,700 PRINTED 07/30/2025 BY SYS