PT OF S1/2 OF S1/2 OF GOVT
LOT 4 OR 1364/1881
(EX 2-3)

STEWART MATTHEW & FELICIA
2361 PRAIRIE DOG LANE
BALDWIN, FL 32234

2025

16-2S-23-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3470 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	0
TOTAL MARKET OB/XF VALUE	17,554
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	137,554
SOH/AGL Deduction	48,801
ASSESSED VALUE	88,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,753
TOTAL JUST VALUE	137,554
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18859	NEW CONSTR	254,562	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/1881	11/04/2005	WD	Q	I	01	45,000
GRANTOR: MCKENNA MARGARET O						
GRANTEE: STEWART MATTHEW & F						
1165/0549	8/25/2003	WD	U	I	23	40,000
GRANTOR: STEWART MARK						
GRANTEE: MCKENNA MARGARET O						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
3	0350	CARPORT WD	0	0	0	0	2,136.00	SF	13.00	13.00	100	1995	1995	3	20	5,554	

LAND DESCRIPTION

TOTAL OB/XF 17,554

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	0	0004	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 12/30/2024 BY WWX Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS