PT OF S1/2 OF S1/2 OF GOVT
LOT 4 OR 2697/1233

BALDWIN DAVID
3454 COUNTY ROAD 121
BALDWIN, FL 32234

2025

16-2S-23-0000-0002-0030

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	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

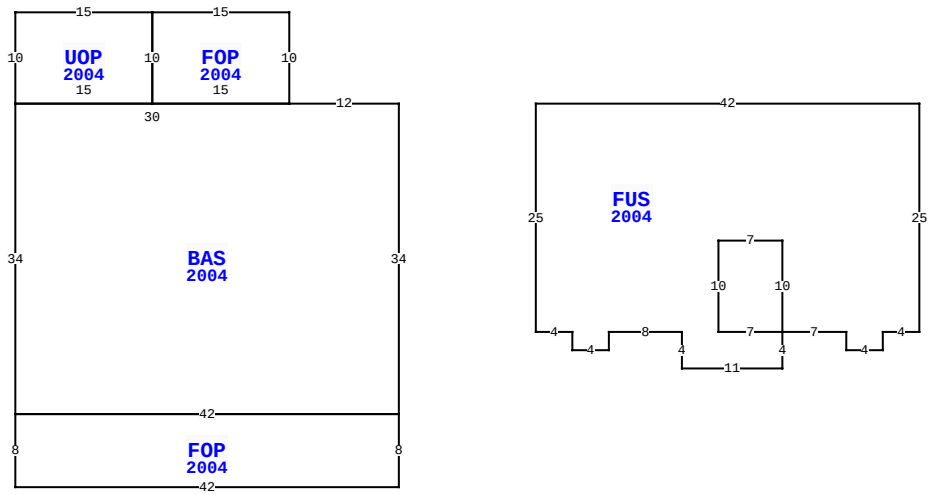
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	2004	1,428	175,002
FOP	150	30	2004	45	5,515
FOP	336	30	2004	101	12,378
FUS	1,040	100	2004	1,040	127,453
UOP	150	20	2004	30	3,677
TOTALS	3,104			2,644	324,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,644	102.8736	135.79	359,029	2004	2004	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2025 Heated Area: 2468 HX Base Yr 2025



3454 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		343,642
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		433,642
SOH/AGL Deduction		0
ASSESSED VALUE		433,642
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		382,920
TOTAL JUST VALUE		433,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0412263	NEW CONSTR	170,400	02/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/1233	2/28/2024	WD	Q	I	01	470,000
GRANTOR: STAFFORD CHRISTY & ST						
GRANTEE: BALDWIN DAVID						
1196/0016	12/17/2003	WD	U	V		34,000
GRANTOR: HARRIS VERNON & IVA S						
GRANTEE: STAFFORD STEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 FOP=[YR=2004] N10 W15 UOP=[YR=2004] W15 S10 E15 N10$ S10 E15$ W30 S34 FOP=[YR=2004] S8 E42 N8 W42$ E42 N34$ PTR= E15 FUS=[YR=2004] E42 S25 W4 S2 W4 N2 W7 N10 W7 S10 E7 S4 W11 N4 W8 S2 W4 N2 W4 N25 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 03/28/2025 BY WWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS

PT OF S1/2 OF S1/2 OF GOVT
LOT 4 OR 2697/1233

BALDWIN DAVID
3454 COUNTY ROAD 121
BALDWIN, FL 32234

2025

16-2S-23-0000-0002-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

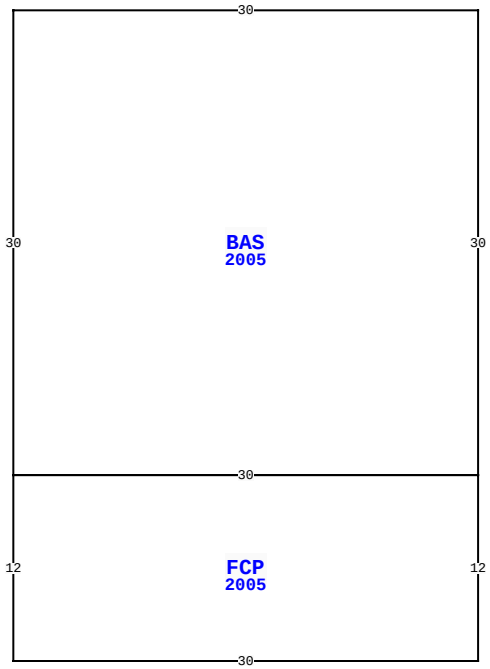
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2005	900	13,699
FCP	360	25	2005	90	1,370
TOTALS	1,260			990	15,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	990	57.1320	21.14	20,929	2005	2005	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 2025 Heated Area: 900 HX Base Yr 2025



3454 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		343,642
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		433,642
SOH/AGL Deduction		0
ASSESSED VALUE		433,642
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		382,920
TOTAL JUST VALUE		433,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1233	2/28/2024	WD	Q	I	01	470,000
GRANTOR: STAFFORD CHRISTY & ST						
GRANTEE: BALDWIN DAVID						
1196/0016	12/17/2003	WD	U	V		34,000
GRANTOR: HARRIS VERNON & IVA S						
GRANTEE: STAFFORD STEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W30 S30 E30 N30 $
FCP=[YR=2005;ORIG=-30,30] E30 S12 W30 N12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/28/2025 BY WWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS

PT OF S1/2 OF S1/2 OF GOVT
LOT 4 OR 2697/1233

BALDWIN DAVID
3454 COUNTY ROAD 121
BALDWIN, FL 32234

2025

16-2S-23-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

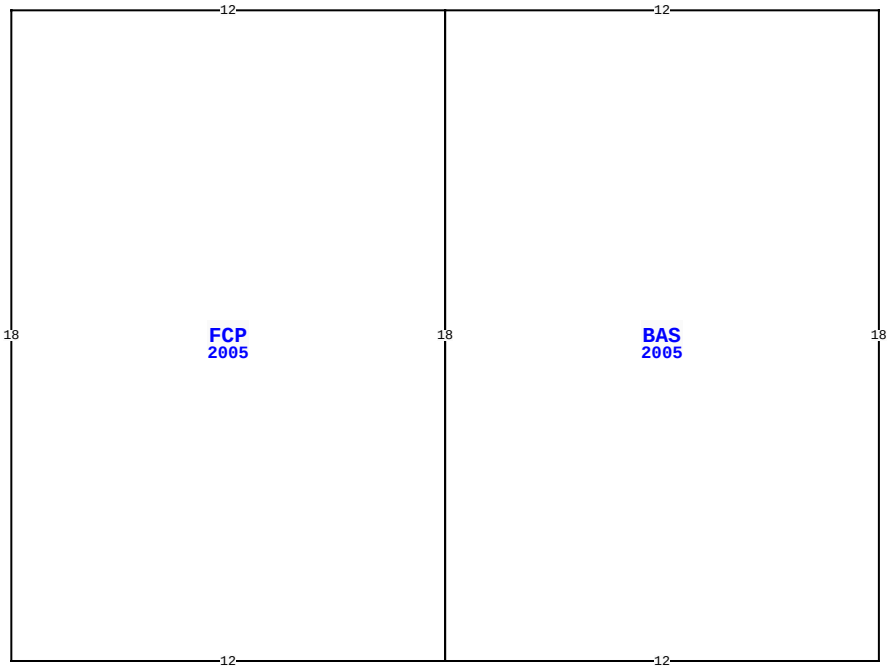
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 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	216	100	2005	216	3,639
FCP	216	25	2005	54	910
TOTALS	432			270	4,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	270	63.2500	23.40	6,318	2005	2005	0	0	0	28.00	72.00

3 GARAGE RES – 100% - 2025 Heated Area: 216 HX Base Yr 2025



3454 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:	
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TOTAL MARKET VALUE		433,642
SOH/AGL Deduction		0
ASSESSED VALUE		433,642
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		382,920
TOTAL JUST VALUE		433,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1233	2/28/2024	WD	Q	I	01	470,000
GRANTOR: STAFFORD CHRISTY & ST						
GRANTEE: BALDWIN DAVID						
1196/0016	12/17/2003	WD	U	V		34,000
GRANTOR: HARRIS VERNON & IVA S						
GRANTEE: STAFFORD STEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=60,20] E12 S18 W12 N18 $
FCP=[YR=2005;ORIG=48,20] E12 S18 W12 N18 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/28/2025 BY WWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS