

PT OF NE1/4
IN OR 2266/23
ESMT OR 1859/1525

LAROSE CAROLYN IRREV TRUST/LAROSE ROBERT C TRUSTEE
3105 CR 121
BALDWIN, FL 32234

2025

21-2S-23-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
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

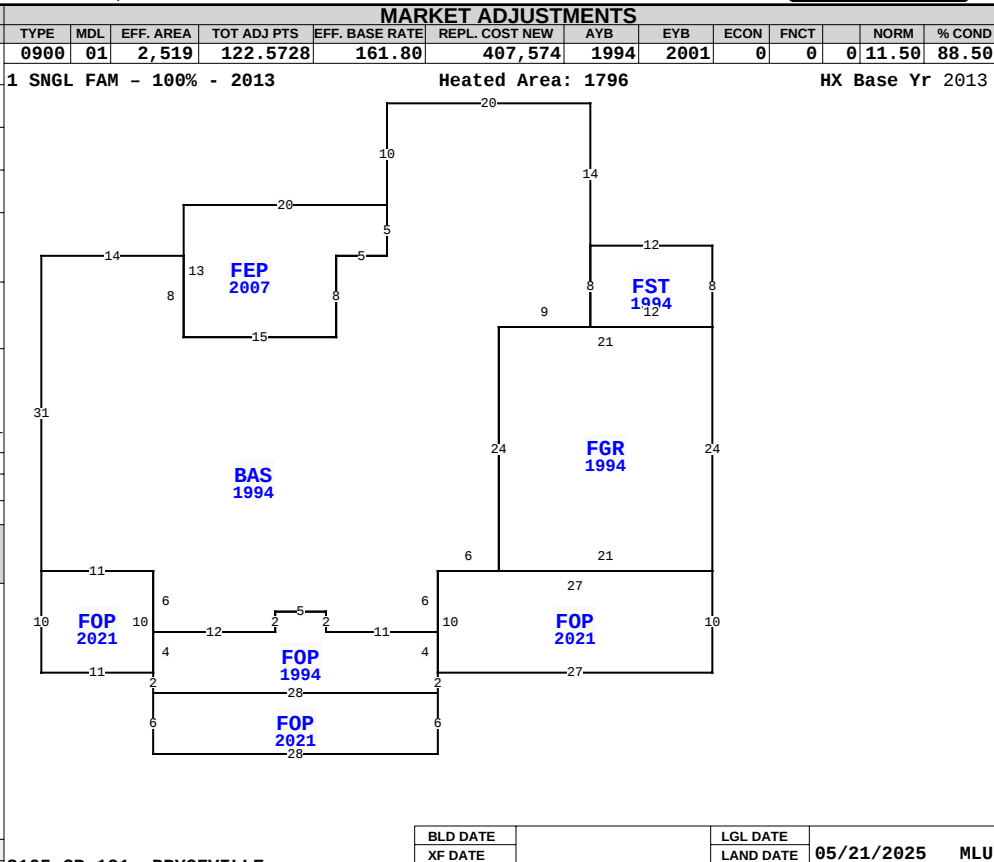
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1994	1,796	257,175
FEP	220	80	2007	176	25,202
FGR	504	55	1994	277	39,665
FOP	178	30	1994	53	7,589
FOP	110	30	2021	33	4,725
FOP	168	30	2021	50	7,160
FOP	270	30	2021	81	11,599
FST	96	55	1994	53	7,589

TOTALS	3,342			2,519	360,703
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	802.00	SF	5.20
3	0845	KOOL DECK	0	100	0	0	856.00	SF	7.25
4	0681	POLE SHED	0	0	50	25	1,250.00	SF	15.00
5	0681	POLE SHED	0	100	16	16	256.00	SF	15.00
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00
7	0855	CONC PAVER	0	100	20	4	80.00	SF	7.00
8	0465	FNC GT 15'	0	100	0	0	1.00	UT	900.00
9	0350	CARPORT WD	0	0	41	27	1,107.00	SF	16.25
10	0202	BARN WD 30	0	0	58	50	2,900.00	SF	17.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	6.00
3	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	5.00
4	009530	C	POND	100		OR	0.00	0.00	2.00
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.00



TOTAL OB/XF									
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2	0811	CONCRETE B	0	100	0	0	802.00	SF	5.20
3	0845	KOOL DECK	0	100	0	0	856.00	SF	7.25
4	0681	POLE SHED	0	0	50	25	1,250.00	SF	15.00
5	0681	POLE SHED	0	100	16	16	256.00	SF	15.00
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00
7	0855	CONC PAVER	0	100	20	4	80.00	SF	7.00
8	0465	FNC GT 15'	0	100	0	0	1.00	UT	900.00
9	0350	CARPORT WD	0	0	41	27	1,107.00	SF	16.25
10	0202	BARN WD 30	0	0	58	50	2,900.00	SF	17.25

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4	009530	C	POND	100		OR	0.00	0.00	2.00
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	516,266								
TOTAL MARKET OB/XF VALUE	53,707								
TOTAL LAND VALUE - MARKET	220,500								
TOTAL MARKET VALUE	626,398								
SOH/AGL Deduction	218,576								
ASSESSED VALUE	407,822								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	357,100								
TOTAL JUST VALUE	790,473								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	745,840								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003769	MH MOVE-ON	0	06/16/2017
B951724	XFOB	5,275	03/03/1995
93637	NEW CONSTR	85,510	12/08/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2266/0023	2/12/2019	WD	U	I	11	100			
GRANTOR: LAROSE KATHY A									
GRANTEE: CAROLYN A LAROSE IR									
2260/1740	2/12/2019	WD	U	I	11	100			
GRANTOR: LAROSE ROBERT C & KAT									
GRANTEE: LAROSE KATHY A									

BUILDING NOTES									
FST=[YR=1994] W12 BAS=[YR=1994] N14 W20 S10 FEP=[YR=2007] W20 S13 E15 N8 E5 N5 \$ S5 W5 S8 W15 N8 W14 S31 FOP=[YR=2021] S10 E11 FOP=[YR=1994] S2 FOP=[YR=2021] S6 E28 N6 W28\$ E28 N2 FOP=[YR=2021] E27 N10 FGR=[YR=1994] N24 W21 S24 E21\$ W27 S10\$ N4 W11 N2 W5 S2 W12 S4\$ N10 W11\$ E11 S6 E12 N2 E5 S2 E11 N6 E6 N24 E9 N8\$ S8 E12 N8\$.									

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