PT OF N1/2 OF NW1/4 OF NE1/4
IN OR 1647/727
EX 2-7

BALLOU GUINN JR & LESLIE
2640 CHIPMUNK LANE
BALDWIN, FL 32234

2025

21-2S-23-0000-0002-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

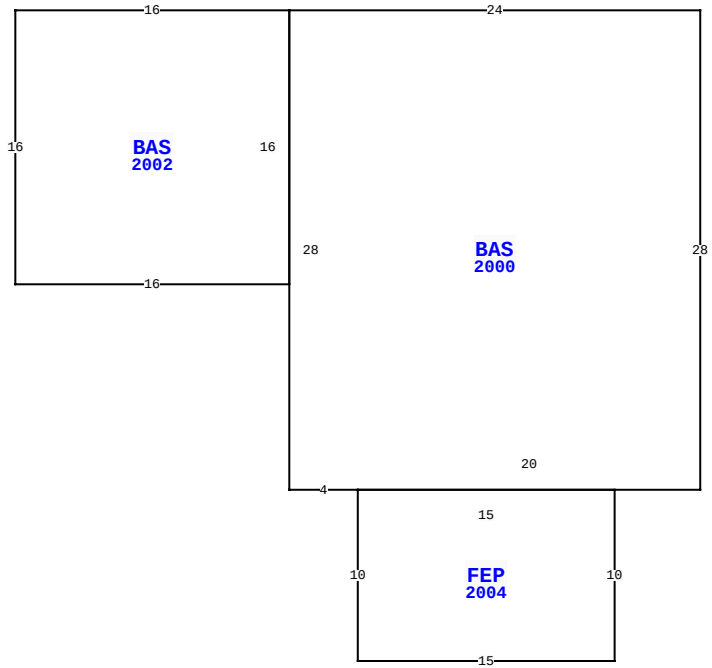
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2000	672	70,454
BAS	256	100	2002	256	26,839
FEP	150	80	2004	120	12,581
TOTALS	1,078			1,048	109,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,048	118.8000	118.80	124,502	2000	2000	0	0	0	11.75	88.25

3 SINGLE FAM – 100% - 2010 Heated Area: 928 HX Base Yr 2010



2640 CHIPMUNK LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		109,873
TOTAL MARKET OB/XF VALUE		20,814
TOTAL LAND VALUE - MARKET		101,500
TOTAL MARKET VALUE		232,187
SOH/AGL Deduction		123,743
ASSESSED VALUE		108,444
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,722
TOTAL JUST VALUE		232,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036350	NEW CONSTR	0	01/14/2003
R024192	ADDITION	3,000	06/01/2002
B0108228	XFOB	8,000	04/01/2001
B007637	XFOB	5,080	10/01/2000
B00	GARAGE	0	04/01/2000
B006868	GARAGE	42,075	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1647/0727	10/01/2009	WD	U	I	12	99,900
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: BALLOU GUINN JR & L						
1636/0108	8/24/2009	CT	U	I	12	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 BAS=[YR=2002] W16 S16 E16 N16 $ S28 E4
FEP=[YR=2004] S10 E15 N10 W15$ E20 N28$.

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	0812	CONCRETE C	0	100	42	25	1,050.00	SF	4.00	4.00	100	2000	2000	3	77	3,234	
2	0845	KOOL DECK	0	100	0	0	790.00	SF	7.25	7.25	100	2001	2001	3	79	4,525	
3	0910	SCRN RM L	0	100	43	24	1,032.00	SF	15.00	15.00	100	2001	2001	3	20	3,096	
4	0940	SHEDS/PORT	0	100	20	11	220.00	SF	21.30	21.30	100	2001	2001	3	20	937	
5	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00	32.00	100	2001	2001	3	52	416	
6	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00	85.00	100	2001	2001	3	25	8,606	

LAND DESCRIPTION

TOTAL OB/XF 20,814

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	2.90	AC		1.00	1.00	1.00	35,000.00	35,000.00	101,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.90 Total Land Value: 101,500 Market: 0 Agricultural: 0 Common: 101,500 PRINTED 07/30/2025 BY SYS