PT OF N1/2 OF NW1/4 OF NE1/4
IN OR 748/1433
R408007 & R433923

CRAWFORD WILLIAM R EST
3347 COUNTY ROAD 121
BALDWIN, FL 32234

2025

21-2S-23-0000-0002-0010

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

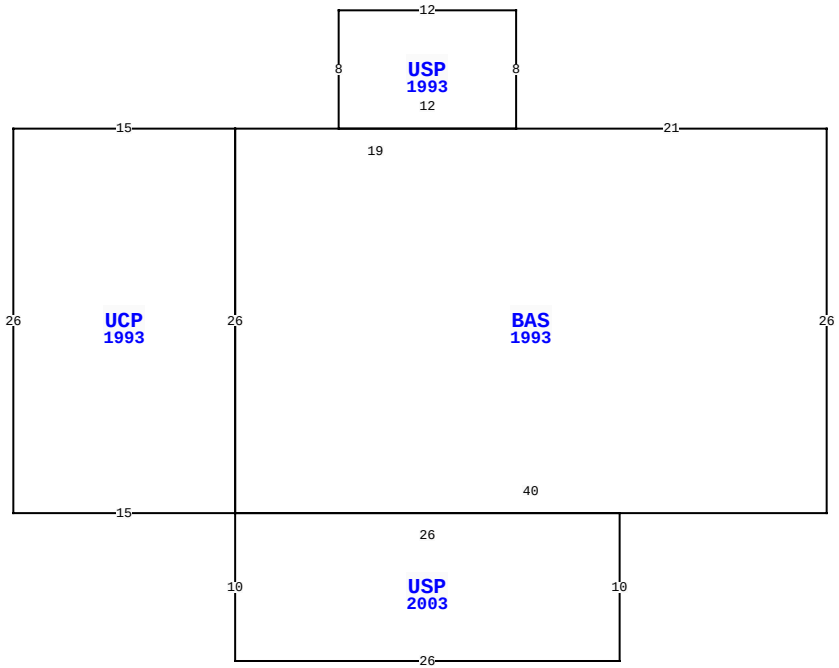
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	32,014
UCP	390	20	1993	78	2,401
USP	96	50	1993	48	1,478
USP	260	50	2003	130	4,002
TOTALS	1,786			1,296	39,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,296	128.2600	102.61	132,983	1989	1989	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1040 HX Base Yr



3417 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	39,895
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	35,438
TOTAL MARKET VALUE	76,533
SOH/AGL Deduction	27,632
ASSESSED VALUE	48,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,901
TOTAL JUST VALUE	76,533
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8639	ADDITION	1,400	01/25/1993
7425	CHNGE SRVC	0	05/21/1991
5149	REMODEL	2,900	09/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0748/1433	1/12/1996	N/A	Q	I	01	100
GRANTOR: FINDLING BETTY M						
GRANTEE: CRAWFORD WILLIAM R						
0385/0347	4/01/1983	QC	U	I		2,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 USP=[YR=1993] N8 W12 S8 E12$ W19
UCP=[YR=1993] W15 S26 E15 USP=[YR=2003] S10 E26 N10 W26$ N26$
S26 E40 N26$.

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	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1994	1994	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0.45	AC		1.00	1.00	1.75	45,000.00	78,750.00	35,438							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.45 Total Land Value: 35,438 Market: 0 Agricultural: 0 Common: 35,438 PRINTED 07/30/2025 BY SYS