

L/E OR 1285/1601
PARCEL 2-3 SEC 21-2S-23 &
INCL PAR 1-6 IN SEC 16-2S-23E

JONES SIDNEY L &/WENDY L HODGES
3443 CR 121
BALDWIN, FL 32234

2025

21-2S-23-0000-0002-0030



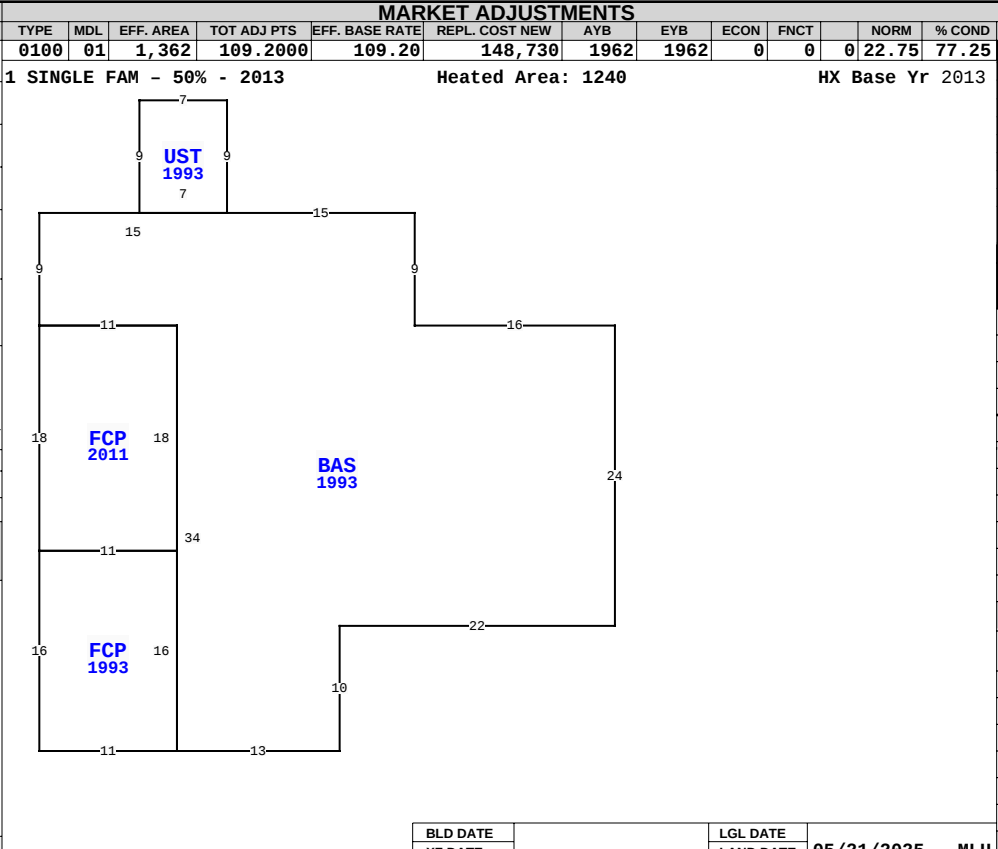
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	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	1,240	100	1993	1,240	104,603
FCP	176	25	1993	44	3,712
FCP	198	25	2011	50	4,218
UST	63	45	1993	28	2,362
TOTALS	1,677			1,362	114,894

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	50	0	0	561.00	SF	5.20	5.20	
2	0681	POLE SHED	0	50	45	30	1,350.00	SF	15.00	15.00	
3	0510	GARAGE WD-	0	50	30	16	480.00	SF	28.00	28.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	50	0004	OR	0.00	0.00	0.19	AC	



TOTAL OB/XF											
13,718											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										114,894	
TOTAL MARKET OB/XF VALUE										13,718	
TOTAL LAND VALUE - MARKET										25,650	
TOTAL MARKET VALUE										154,262	
SOH/AGL Deduction										39,887	
ASSESSED VALUE										114,375	
TOTAL EXEMPTION VALUE										25,000	
BASE TAXABLE VALUE										89,375	
TOTAL JUST VALUE										154,262	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										141,742	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M037254	H/AC	0	01/07/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1285/1601	1/05/2005	WD	U	I	18	100	
GRANTOR: FINDLING BETTY M L/E							
GRANTEE: JONES SIDNEY & WEND							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 N9 W15 UST=[YR=1993] N9 W7 S9 E7\$ W15 S9											
FCP=[YR=2011] S18 FCP=[YR=1993] S16 E11 N16 W11\$ E11 N18 W11\$											
E11 S34 E13 N10 E22 N24\$.											