IN OR 891/960
1999 DW/MH NOBILITY

OUELLETTE GEORGE F EST
2407 BALDERDASH PLACE
BALDWIN, FL 32234

2025

21-2S-23-0000-0006-0050

BUILDING CHARACTERISTICS

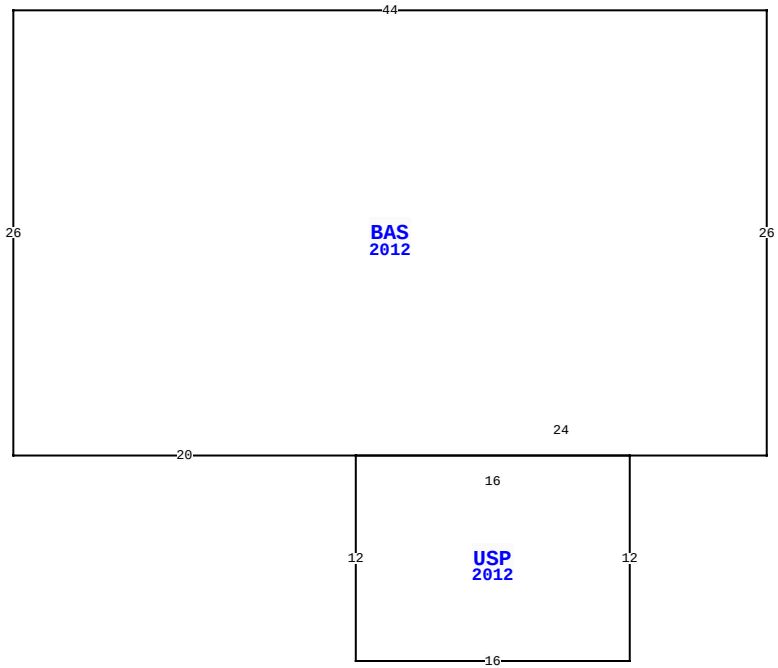
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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	1,144	100	2012	1,144	50,153
USP	192	50	2012	96	4,208
TOTALS	1,336			1,240	54,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,240	122.8000	104.38	129,431	1999	1999	0	0	0	58.00	42.00

2 M/H 94+ – 0% - 2025 Heated Area: 1144 HX Base Yr



2407 BALDERDASH PL, BRYCEVILLE

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

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	1242	WD DECK A	0	0	10	8	80.00	SF	7.50	7.50	100	2000	2000	3	20	120	
2	0810	CONCRETE A	0	0	14	4	56.00	SF	6.50	6.50	100	2000	2000	3	77	280	
3	0510	GARAGE WD-	0	0	20	18	360.00	SF	35.00	35.00	100	2012	2012	3	64	8,064	
4	0350	CARPORT WD	0	0	20	16	320.00	SF	13.00	13.00	100	2012	2012	3	50	2,080	
5	0810	CONCRETE A	0	0	18	16	288.00	SF	6.50	6.50	100	2012	2012	3	92	1,722	
6	0510	GARAGE WD-	0	0	40	24	960.00	SF	35.00	35.00	100	2015	2015	3	75	25,200	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	54,361
TOTAL MARKET OB/XF VALUE	37,466
TOTAL LAND VALUE - MARKET	52,650
TOTAL MARKET VALUE	144,477
SOH/AGL Deduction	0
ASSESSED VALUE	144,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,477
TOTAL JUST VALUE	144,477
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24831	ADDITION	3,554	06/01/2011
MH992838	MH MOVE-ON	0	10/01/1999
6119	CHNGE SRVC	250	08/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0891/0960	7/16/1999	WD	Q	I		23,000
GRANTOR: CARLTON ROGER DOUGLAS						
GRANTEE: OUELLETTE GEORGE &						
0712/0433	8/25/1994	WD	U	V	07	100
GRANTOR: THOMAS IVY ETAL						
GRANTEE: CARLTON ROGER DOUGL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W44 S26 E20 USP=[YR=2012] S12 E16 N12 W16$ E24 N26$.

LAND DESCRIPTION

TOTAL OB/XF 37,466

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	1.17	AC		1.00	1.00	1.00	45,000.00	45,000.00	52,650							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.17 Total Land Value: 52,650 Market: 0 Agricultural: 0 Common: 52,650 PRINTED 07/30/2025 BY SYS