PT SW1/4 SEC 21-2S-23E
IN OR 2541/421
(EX PT IN OR 2591/384)

**GRAHAM MOLLY JEAN & JOSEPH ABRAHAM**
2420 REMINGTON PL
BALDWIN, FL 32234

**2025**

**21-2S-23-0000-0007-0020**

## BUILDING CHARACTERISTICS

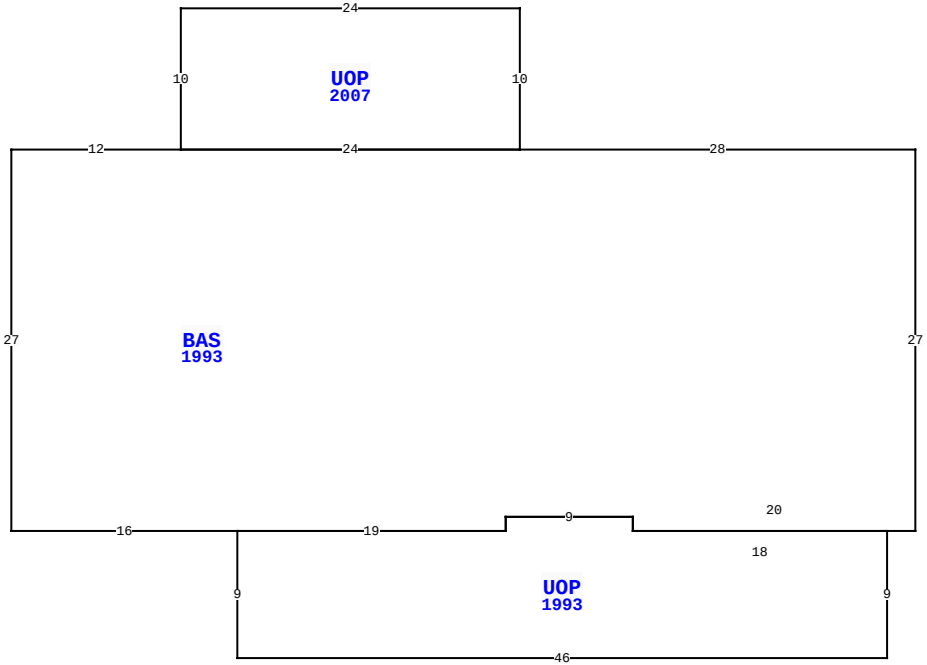
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 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 | 1,719 | 100 | 1993 | 1,719 | 59,491 |
| UOP | 423 | 25 | 1993 | 106 | 3,668 |
| UOP | 240 | 25 | 2007 | 60 | 2,077 |
| TOTALS | 2,382 | | | 1,885 | 65,236 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,885 | 123.6000 | 98.88 | 186,389 | 1992 | 1997 | 0 | 0 | 0 | 65.00 | 35.00 |

1 M/H 93- – 100% - 2023 Heated Area: 1719 HX Base Yr 2023




2420 REMINGTON PL, BRYCEVILLE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 01/30/2008 | JH | LGL DATE | | |
| XF DATE | 01/30/2008 | JH | LAND DATE | 05/21/2025 | MLU |
| INC DATE | | | AG DATE | | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 65,236 |
| TOTAL MARKET OB/XF VALUE | 1,400 |
| TOTAL LAND VALUE - MARKET | 83,700 |
| TOTAL MARKET VALUE | 150,336 |
| SOH/AGL Deduction | 45,295 |
| ASSESSED VALUE | 105,041 |
| TOTAL EXEMPTION VALUE | HX HB 50,722 |
| BASE TAXABLE VALUE | 54,319 |
| TOTAL JUST VALUE | 150,336 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 122,476 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH003185 | MH MOVE-ON | 0 | 07/01/2000 |
| MH97 | MH MOVE-ON | 0 | 06/01/1997 |
| 93307 | MH MOVE-ON | 11,000 | 01/01/1994 |
| 9036 | MH MOVE-ON | 41,000 | 09/16/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2541/0421 | 2/18/2022 | QC | U | I | 11 | 100 |
| GRANTOR: WILLIAMS DAVID R & HE | | | | | | |
| GRANTEE: GRAHAM MOLLY JEAN & | | | | | | |
| 1532/1003 | 10/26/2007 | WD | U | I | 11 | 165,000 |
| GRANTOR: UPTON R B ETAL | | | | | | |
| GRANTEE: WILLIAMS DAVID R & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-37,-3] W28 W24 W12 S27 E16 E19 N1 E9 S1 E20 N27 $
UOP=[YR=2007;ORIG=-65,-3] N10 W24 S10 E24 $
UOP=[YR=1993;ORIG=-85,24] S9 E46 N9 W18 N1 W9 S1 W19 $
.

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1992 | 1992 | 3 | 70 | 1,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,400

| 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 | 0005 | OR | 0.00 | 0.00 | 1.86 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 83,700 | | | | | | | |

REVIEW DATE 09/27/2022 BY WWA Total Acres: 1.86 Total Land Value: 83,700 Market: 0 Agricultural: 0 Common: 83,700 PRINTED 07/30/2025 BY SYS