PT OF SW1/4 OF SEC 21-2S-23E
IN OR 2142/1189

MATTHEWS CHARLES & TAMMY
2316 CANAL RD
BALDWIN, FL 32234

2025

21-2S-23-0000-0007-0220

BUILDING CHARACTERISTICS

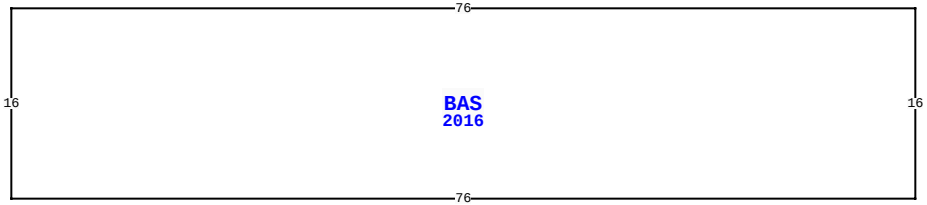
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06
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	1,216	100	2016	1,216	79,200
TOTALS	1,216			1,216	79,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	159.6400	135.69	164,999	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2018 Heated Area: 1216 HX Base Yr 2018



2316 CANAL RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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	0510	GARAGE WD-	0	100	51	34	1,734.00	SF	35.00	35.00	100	1985	1985	3	20	12,138	
2	0810	CONCRETE A	0	100	0	0	309.00	SF	6.50	6.50	100	2004	2004	3	83	1,667	
3	0752	USP	0	100	20	8	160.00	SF	15.00	15.00	100	2004	2004	3	32	768	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2002		100	6,000	
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2002		100	6,000	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		79,200
TOTAL MARKET OB/XF VALUE		29,548
TOTAL LAND VALUE - MARKET		108,960
TOTAL MARKET VALUE		217,708
SOH/AGL Deduction		104,077
ASSESSED VALUE		113,631
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,909
TOTAL JUST VALUE		217,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/1189	8/25/2017	QC	U	I	11	100

GRANTOR: MATTHEWS MARGARET

GRANTEE: MATTHEWS CHARLES &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 29,548

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		OR	0.00	0.00	4.54	AC		1.00	1.00	0.80	30,000.00	24,000.00	108,960							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 4.54 Total Land Value: 108,960 Market: 0 Agricultural: 0 Common: 108,960 PRINTED 07/30/2025 BY SYS