

PT JOHN MIZZEL GRANT
SEC 37-1S-23E & PT GOVT LOT 6
OF SEC 33-1S-23E IN

TOMLIN DANIEL S/COX GROVER C
3525 CR 121
BALDWIN, FL 32234

2025

33-1S-23-0000-0005-0030



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
CONSTRUCTION						VALUATION SUMMARY													PAGE 1 of 1												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																
Exterior Wall	05	AVERAGE 100	0800	02	1,780	140.6400	119.54	212,781	1994	1994	0	0	0	70.00	30.00																
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 0														Heated Area: 1620														
Roof Cover	03	COMP SHNGL 100															HX Base Yr														
Interior Wall	04	PLYWOOD 100																													
Interior Floo	14	CARPET 80																													
Interior Floo	08	SHT VINYL 20																													
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																													
Quality			05	Quality Level 05																											
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	1,620	100	2006	1,620	58,097																										
DCK	64	15	2006	10	359																										
FSP	250	60	2006	150	5,379																										
TOTALS			1,934		1,780	63,834																									
EXTRA FEATURES						6682 CR 121, BRYCEVILLE																									
L N	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	0810	CONCRETE A	0	0	0	0	525.00	SF	6.50	6.50	100	1991	1991	3	59.5	2,030															
2	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	100	1991	1991	3	20	4,032															
3	0351	CARPORT MT	0	0	10	24	240.00	SF	10.00	10.00	100	1996	1996	3	20	480															
4	0351	CARPORT MT	0	0	10	24	240.00	SF	10.00	10.00	100	1996	1996	3	20	480															
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.37	AC		1.00	1.00	1.00	45,000.00	45,000.00	61,650														
REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.37 Total Land Value: 61,650 Market: 0 Agricultural: 0 Common: 61,650 PRINTED 07/30/2025 BY SYS																															