

CREWS HEATHER & JAMES ERIC
2661 WOODCHUCK PLACE
BALDWIN, FL 32234

16-2S-23-0000-0001-0070

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 70

Interior Floor08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms23100

Bathrooms22100

Frame02WOOD FRAME 100

Stories Units1.1. 100
0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,10810020142,108221,816

DCK280102026282,947

UOP60020201912012,627

TOTALS2,9882,256237,390

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDIPTH FACT% COND% TOT ADJTOT ADJUNIT PRICELAND VALUEREVIEW DATE01/01/2023BY CDTotal Acres: 5.25Total Land Value: 110,250Market: 0Agricultural: 0Common: 110,250PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTSTOT ADJ RATE

REPL. COST NEWAYB

EYBECONFNCTNORM% COND

0200012,256117.2080111.35

251,20620132013005.5094.50

SFR MODULR100%- 2003

Heated Area: 2108

HX Base Yr 2003

UOP2019

BAS2014

DCK2026

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/12/2026MLU

2661 WOODCHUCK PL, BRYCEVILLE

TOTAL OB/XF3,272

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE237,390

TOTAL MARKET OB/XF VALUE3,272

TOTAL LAND VALUE - MARKET110,250

TOTAL MARKET VALUE350,912

SOH/AGL Deduction175,873

ASSESSED VALUE175,039

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE123,628

TOTAL JUST VALUE350,912

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE332,035

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDSALE PRICE

1901/02851/17/2014QCUI1139,842

GRANTOR: CREWS HEATHER & JAMES

GRANTEE: CREWS HEATHER & JAM

1047/18044/03/2002WDQI85,000

GRANTOR: TOMLIN DANIEL S & DON

GRANTEE: CREWS HEATHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W6 W62 S31 E68 N31 \$
UOP=[YR=2019;ORIG=-6,0] N10 W60 S10 E60 \$
DCK=[YR=2026;ORIG=-68,31] E35 S8 W35 N8 \$