

PT OF NE1/4
IN OR 2266/23
ESMT OR 1859/1525

LAROSE CAROLYN IRREV TRUST/LAROSE ROBERT C TRUSTEE
3105 CR 121
BALDWIN, FL 32234

2026

21-2S-23-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
		09
NEIGHBORHOOD/LOC	9001.00	

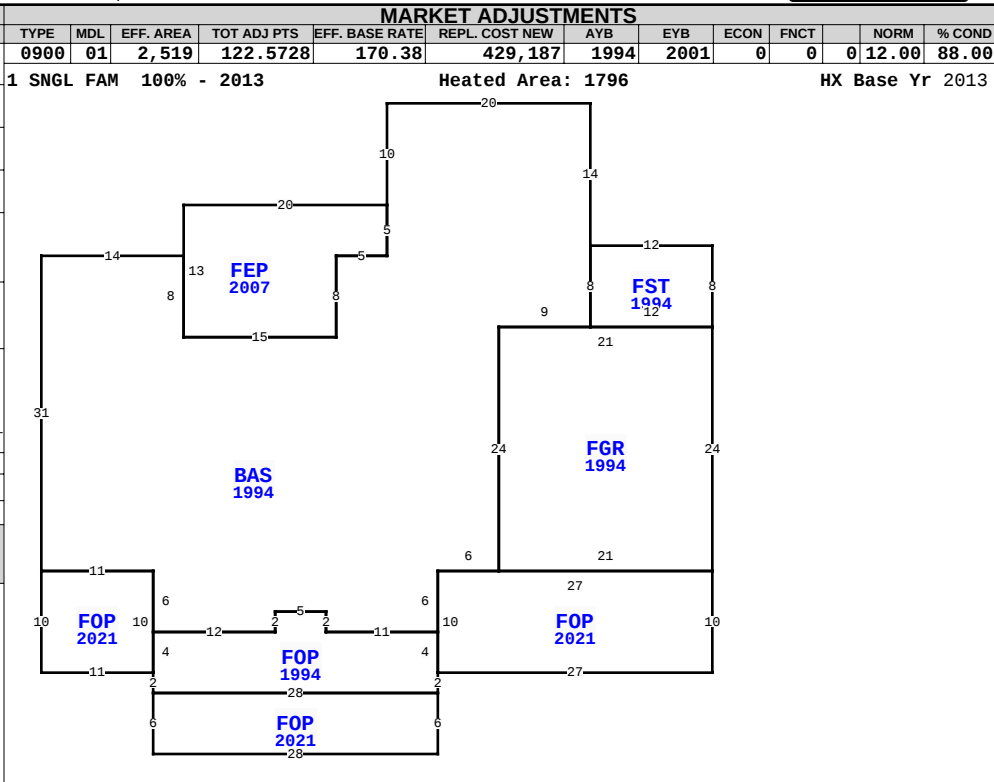
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1994	1,796	269,282
FEP	220	80	2007	176	26,389
FGR	504	55	1994	277	41,532
FOP	178	30	1994	53	7,946
FOP	110	30	2021	33	4,948
FOP	168	30	2021	50	7,497
FOP	270	30	2021	81	12,145
FST	96	55	1994	53	7,946

TOTALS	3,342			2,519	377,685
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0681	POLE SHED	0	0	50	25	1,250.00	SF	15.00
5	0681	POLE SHED	0	100	16	16	256.00	SF	15.00
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00
9	0350	CARPORT WD	0	0	41	27	1,107.00	SF	16.25
10	0202	BARN WD 30	0	0	58	50	2,900.00	SF	17.25
13	0300	BOAT DCK W	0	100	22	18	396.00	SF	20.00
14	0300	BOAT DCK W	0	100	0	0	124.00	SF	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00
2	009530	C	POND	100		OR	0.00	0.00	2.00
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	6.00
4	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	5.00
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.00

REVIEW DATE	01/01/2023	BY	CD
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	11/22/2024

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU
							KBA

TOTAL OB/XF									
34,501									

REVIEW DATE	01/01/2023	BY	CD
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Total Acres:	14.00	Total Land Value:	28,450	Market:	187,000	Agricultural:	6,450	Common:	22,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 3									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					537,203				
TOTAL MARKET OB/XF VALUE					34,501				
TOTAL LAND VALUE - MARKET					209,000				
TOTAL MARKET VALUE					600,154				
SOH/AGL Deduction					183,028				
ASSESSED VALUE					417,126				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					365,715				
TOTAL JUST VALUE					780,704				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					790,473				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003769	MH MOVE-ON	0	06/16/2017
B951724	XF0B	5,275	03/03/1995
93637	NEW CONSTR	85,510	12/08/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2266/0023	2/12/2019	WD	U	I	11		100
GRANTOR: LAROSE KATHY A							
GRANTEE: CAROLYN A LAROSE IR							
2260/1740	2/12/2019	WD	U	I	11		100
GRANTOR: LAROSE ROBERT C & KAT							
GRANTEE: LAROSE KATHY A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1994] W12 BAS=[YR=1994] N14 W20 S10 FEP=[YR=2007] W20 S13 E15 N8 E5 N5 \$ S5 W5 S8 W15 N8 W14 S31 FOP=[YR=2021] S10 E11 FOP=[YR=1994] S2 FOP=[YR=2021] S6 E28 N6 W28\$ E28 N2 FOP=[YR=2021] E27 N10 FGR=[YR=1994] N24 W21 S24 E21\$ W27 S10\$ N4 W11 N2 W5 S2 W12 S4\$ N10 W11\$ E11 S6 E12 N2 E5 S2 E11 N6 E6 N24 E9 N8\$ S8 E12 N8\$.									

OTHER ADJUSTMENTS AND NOTES									

REVIEW DATE	01/01/2023	BY	CD
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