PT OF NW1/4
PARCELS 3-3 & 3-6
IN OR 687 PG 835

CHISHOLM THOMAS C
5774 HALTER PL
BRYCEVILLE, FL 32009

2023

05-2S-23-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

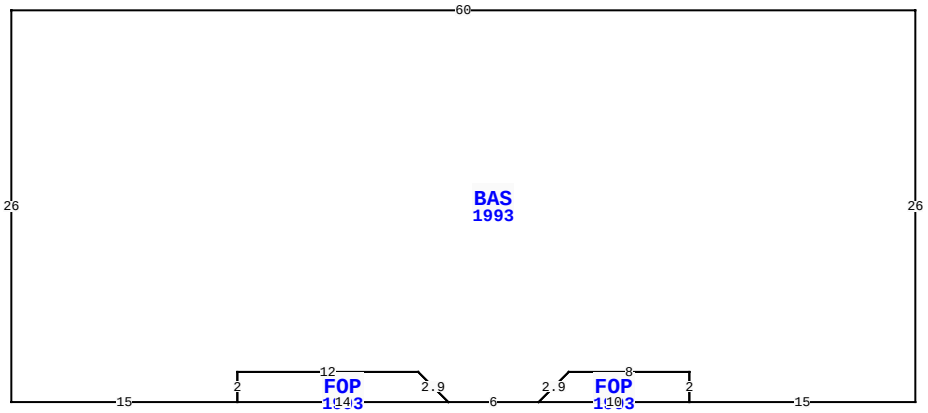
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100	1,516	29,503
FOP	18	30	5	97
FOP	26	30	8	156
TOTALS	1,560		1,529	29,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,529	99.8000	64.87	99,186	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1516 HX Base Yr



5774 HALTER PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		29,756
TOTAL MARKET OB/XF VALUE		5,966
TOTAL LAND VALUE - MARKET		64,200
TOTAL MARKET VALUE		99,922
SOH/AGL Deduction		60,920
ASSESSED VALUE		39,002
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,002
TOTAL JUST VALUE		99,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0687/0835	8/30/1993	QC	U	I	01	100
GRANTOR: CHISHOLM LINDA						
GRANTEE: CHISHOLM THOMAS C						
0242/0397	6/01/1977	WD	U	V		3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S26 E15 FOP=[YR=1993] E14 U2 L2 W12 S2$ N2 E12 D2 R2 E6 FOP=[YR=1993] E10 N2 W8 D2 L2 $ U2 R2 E8 S2 E15 N26$.

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	0200	BARN WD 0-	0	100	36	24	864.00	SF	20.00	20.00	100	1984	1984	3	20	3,456	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
4	1242	WD DECK A	0	100	30	8	240.00	SF	10.00	10.00	100	1986	1986	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 5,966

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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	2.14	AC		1.00	1.00	1.00	30,000.00	30,000.00	64,200							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.14 Total Land Value: 64,200 Market: 0 Agricultural: 0 Common: 64,200 PRINTED 08/02/2023 BY SYS