LOT 6
IN OR 2078/944
R673548 & R673549

WOLFE LECHANDA
5971 PRINGLE RD
BRYCEVILLE, FL 32009

2023

05-2S-23-1500-0006-0000

BUILDING CHARACTERISTICS

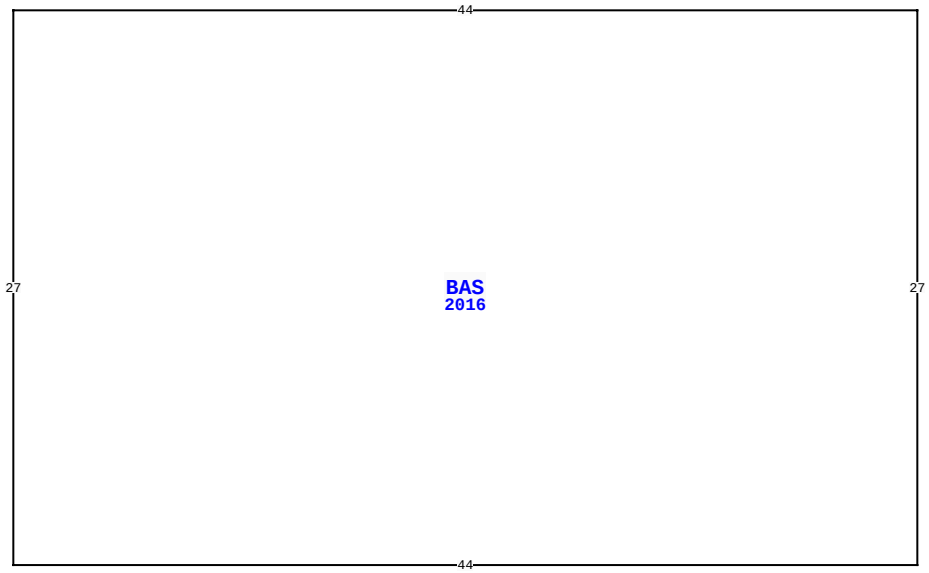
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,188	100	1,188	96,164
TOTALS	1,188		1,188	96,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	128.4800	89.94	106,849	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2017 Heated Area: 1188 HX Base Yr 2017



5971 PRINGLE RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		96,164
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		34,200
TOTAL MARKET VALUE		130,364
SOH/AGL Deduction		48,502
ASSESSED VALUE		81,862
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		26,862
TOTAL JUST VALUE		130,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165799	CO ISSUED	0	02/03/2017
MH165799	MH MOVE-ON	0	11/10/2016
7308	MH MOVE-ON	24,000	06/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2078/0944	10/17/2016	WD	Q	V	01	20,000
GRANTOR: PARSON SANDRA F/K/A S						
GRANTEE: WOLFE DAVID J & LEC						
2078/0940	9/10/2016	WD	U	I	11	100
GRANTOR: CLEMONS JAMES O JR &						
GRANTEE: ROLLINGTHUNDER SAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W44 S27 E44 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,200							

REVIEW DATE 01/09/2017 BY TW Total Acres: 1.14 Total Land Value: 34,200 Market: 0 Agricultural: 0 Common: 34,200 PRINTED 08/02/2023 BY SYS