

LOT 14
IN OR 475 PG 490
KAST ESTATES UNIT 1 UNR

STARLING PATRICIA PADGETT-
5882 PRINGLE ROAD
BRYCEVILLE, FL 32009

2023

05-2S-23-1500-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	87,921
DCK	288	10	29	2,656
UOP	400	20	80	7,326

TOTALS	1,648	1,069	97,904
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00
3	0940	SHEDS/PORT	0 100	10	8	80.00	SF	20.10	20.10
4	0510	GARAGE WD-	0 100	30	13	390.00	SF	28.00	28.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0005	OR	0.00	0.00	2.28

REVIEW DATE	09/25/2018	BY	TWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,069	119.0380	107.43	114,843	1987	1992	0	0	0 14.75	85.25	
1 SINGLE FAM - 100% - 0												
Heated Area: 960												
HX Base Yr												
5882 PRINGLE RD, BRYCEVILLE												

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

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
2	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00	100	1990	1990	3	20	40	
3	0940	SHEDS/PORT	0 100	10	8	80.00	SF	20.10	20.10	100	1997	1997	3	20	322	
4	0510	GARAGE WD-	0 100	30	13	390.00	SF	28.00	28.00	100	1996	1996	3	25	2,730	

TOTAL OB/XF										5,332						
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
1	000100	C	SFR	100	0005	OR	0.00	0.00	2.28	AC		1.00	1.00	0.80	30,000.00	24,000.00

Total Acres:	2.28	Total Land Value:	54,720	Market:	0	Agricultural:	0	Common:	54,720
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		97,904	
TOTAL MARKET OB/XF VALUE		5,332	
TOTAL LAND VALUE - MARKET		54,720	
TOTAL MARKET VALUE		157,956	
SOH/AGL Deduction		91,808	
ASSESSED VALUE		66,148	
TOTAL EXEMPTION VALUE		HX HB	41,148
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		157,956	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		134,889	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3179	N/A	14,780	02/05/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0475/0490	12/01/1985	WD	U	V	
					10,000
GRANTOR:					
GRANTEE:					
0204/0111	1/01/1975	WD	Q	V	5,700
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=2006] W18 S16 BAS=[YR=1993] W22 S24 UOP=[YR=1993] S10 E40 N10 W40\$ E40 N24W18\$ E18 N16\$.									