PT OF LOT 18 R672974
IN OR 2611/834
KAST ESTATES UNIT 1 UNR

AYERS MICHAEL A & HELEN M
5988 PRINGLE ROAD
BRYCEVILLE, FL 32009

2023

05-2S-23-1500-0018-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

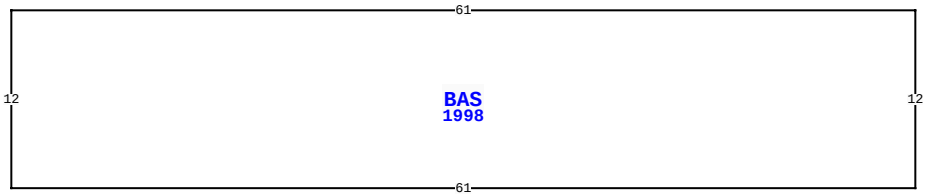
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	732	13,161
TOTALS	732		732	13,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	732	92.2000	59.93	43,869	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 732 HX Base Yr



5988 PRINGLE RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	13,161
TOTAL MARKET OB/XF VALUE	5,081
TOTAL LAND VALUE - MARKET	38,400
TOTAL MARKET VALUE	56,642
SOH/AGL Deduction	0
ASSESSED VALUE	56,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,642
TOTAL JUST VALUE	56,642
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007157	CO ISSUED		06/29/2023
23001736	MH MOVE-ON	0	02/08/2023
B995830	GARAGE	14,000	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0834	12/27/2022	WD	Q	I	01	65,000
GRANTOR: PICARD CAROLYN L						
GRANTEE: AYERS MICHAEL A & H						
0829/0902	4/13/1998	WD	U	I	11	25,000
GRANTOR: DRURY MARCIA						
GRANTEE: PICARD RICHARD & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W61 S12 E61 N12$.

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	0752	USP	0	0	18	10	180.00	SF	15.00	15.00	100	1997	1997	3	26	702	
2	0752	USP	0	0	8	16	128.00	SF	15.00	15.00	100	1997	1997	3	26	499	
3	1242	WD DECK A	0	0	10	6	60.00	SF	10.00	10.00	100	1997	1997	3	20	120	
4	0510	GARAGE WD-	0	0	20	16	320.00	SF	35.00	35.00	100	1999	1999	3	28	3,136	
5	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100	1999	1999	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 5,081

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	0	0005		0.00	0.00	1.60	AC		1.00	1.00	0.80	30,000.00	24,000.00	38,400							

REVIEW DATE 05/09/2017 BY TWX Total Acres: 1.60 Total Land Value: 38,400 Market: 0 Agricultural: 0 Common: 38,400 PRINTED 08/02/2023 BY SYS