LOT 21
IN OR 2167/1995
KAST ESTATES UNIT 1 UNR

HENCK SARAH/HENCK WALTER ET AL
C/O RORY HENCK, 535 2ND ST W
BALDWIN, FL 32234

2023

05-2S-23-1500-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

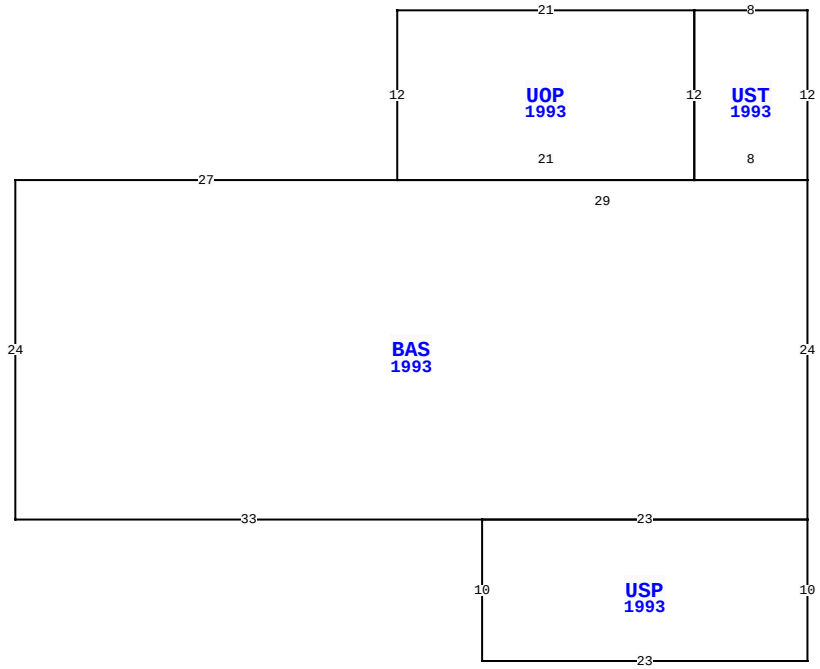
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	27,938
UOP	252	25	63	1,310
USP	230	50	115	2,390
UST	96	55	53	1,102
TOTALS	1,922		1,575	32,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,575	106.6000	69.29	109,132	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



5883 HUMMINGBIRD PL, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	32,740
TOTAL MARKET OB/XF VALUE	23,514
TOTAL LAND VALUE - MARKET	55,335
TOTAL MARKET VALUE	111,589
SOH/AGL Deduction	27,060
ASSESSED VALUE	84,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,529
TOTAL JUST VALUE	111,589
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5587	GARAGE	16,796	03/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/1995	1/02/2018	WD	U	I	11	100
GRANTOR: HENCK AUGUST B & SARA						
GRANTEE: HENCK AUGUST B & SA						
0199/0315	1/01/1975	WD	Q	V		5,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 UOP=[YR=1993] W21 S12 BAS=[YR=1993] W27 S24 E33 USP=[YR=1993] S10 E23 N10 W23$ E23 N24 W29$ E21 N12$ S12 E8 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
4	0511	GARAGE CB-	0	0	26	38	988.00	SF	40.00	40.00	100	1989	1989	3	59.5	23,514	

LAND DESCRIPTION

TOTAL OB/XF 23,514

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	OR	0.00	0.00	2.17	AC		1.00	1.00	0.85	30,000.00	25,500.00	55,335							

REVIEW DATE 05/09/2017 BY TWX Total Acres: 2.17 Total Land Value: 55,335 Market: 0 Agricultural: 0 Common: 55,335 PRINTED 08/02/2023 BY SYS