LOTS 22 & 23
IN OR 1406/42 & OR 1406/45
R334200 & R334199

COOEY JEFFREY W
5809 HUMMINGBIRD PLACE
BRYCEVILLE, FL 32009

2023

05-2S-23-1500-0022-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	06	Quality Level 06

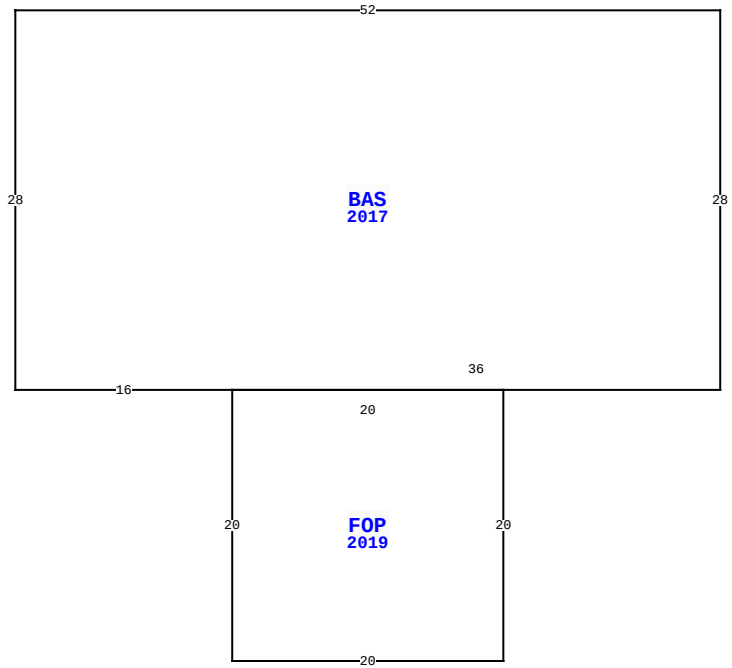
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	143,925
FOP	400	30	120	11,862
TOTALS	1,856		1,576	155,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,576	151.8400	106.29	167,513	2017	2017	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 0 Heated Area: 1456 HX Base Yr



5809 HUMMINGBIRD PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 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		155,787
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		89,750
TOTAL MARKET VALUE		246,737
SOH/AGL Deduction		116,446
ASSESSED VALUE		130,291
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,291
TOTAL JUST VALUE		246,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003370	CO ISSUED	0	07/03/2017
B996291	CARPORT	4,158	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/0042	4/21/2006	QC	U	I	01	100
GRANTOR: COOEY JEFFREY W & CAT						
GRANTEE: COOEY JEFFREY						
0545/0227	6/09/1988	QC	U	V	01	100
GRANTOR: COOEY RUBY D						
GRANTEE: COOEY JEFFREY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W52 S28 E16 FOP=[YR=2019] S20 E20 N20 W20$ E36 N28$.

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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1986	1986	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	3.59	AC		1.00	1.00	1.00	25,000.00	25,000.00	89,750							

REVIEW DATE 04/14/2020 BY TWA Total Acres: 3.59 Total Land Value: 89,750 Market: 0 Agricultural: 0 Common: 89,750 PRINTED 08/02/2023 BY SYS