LOT 34 R673928
IN OR 736 PG 12
EX R/W OR 578/1190

KIRKLAND JOHN M & CAROLYN L
5702 STAFFORD RD
BRYCEVILLE, FL 32009

2023

05-2S-23-1500-0034-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

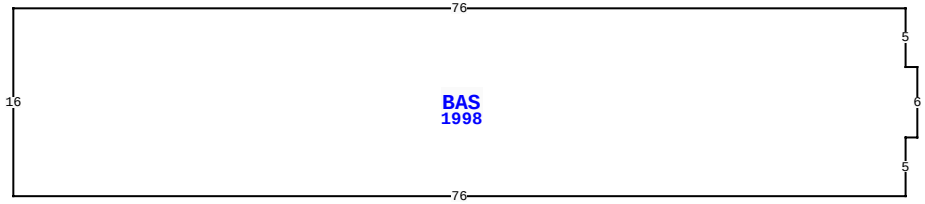
DOR CODE	0200 MOBILE HOME
MAP NUM	
MKT AREA	09
NEIGHBORHOOD/LOC	9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,222	100	1,222	43,434
TOTALS	1,222		1,222	43,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,222	115.4000	80.78	98,713	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 1996 Heated Area: 1222 HX Base Yr 1996



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		43,434
TOTAL MARKET OB/XF VALUE		14,760
TOTAL LAND VALUE - MARKET		49,950
TOTAL MARKET VALUE		108,144
SOH/AGL Deduction		45,380
ASSESSED VALUE		62,764
TOTAL EXEMPTION VALUE	HX HB	37,764
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		108,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982310	MH MOVE-ON	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0736/0012	8/08/1995	QC	U	V	06	100
GRANTOR: KIRKLAND HARRY & LUCI						
GRANTEE: KIRKLAND JOHN & CAR						
0207/0593	1/01/1975	WD	Q	V		4,700
GRANTOR:						
GRANTEE:						

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

5702 STAFFORD RD, BRYCEVILLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S16 E76 N5 E1 N6 W1 N5$.

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
2	0681	POLE SHED	0	100	0	0	630.00	SF	15.00	15.00	100	1975	1975	3	20	1,890	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
6	0752	USP	0	100	35	12	420.00	SF	15.00	15.00	100	2000	2000	3	29	1,827	
7	0752	USP	0	100	20	10	200.00	SF	11.25	11.25	100	2000	2000	3	29	653	
8	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	2000	2000	3	80	265	
9	0812	CONCRETE C	0	100	0	0	1,900.00	SF	4.00	4.00	100	2013	2013	3	95	7,220	

LAND DESCRIPTION

TOTAL OB/XF 14,760

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	1.85	AC		1.00	1.00	0.90	30,000.00	27,000.00	49,950							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.85 Total Land Value: 49,950 Market: 0 Agricultural: 0 Common: 49,950 PRINTED 08/02/2023 BY SYS