

S1/2 OF LOT 37
IN OR 2027/1826
KAST ESTATES UNIT 1 UNR

HOWLE DAVID M
5894 STAFFORD ROAD
BRYCEVILLE, FL 32009

2023

05-2S-23-1500-0037-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																
Exterior Wall	05	AVERAGE 100								0800	02	1,782	115.8000	81.06	144,449	1996	1996	0	0	0	60.00	40.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 0% - 0										Heated Area: 1782										HX Base Yr									
Roof Cover	12	MODULAR MT 100								BAS 2011																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 70																																					
Interior Floo	08	SHT VINYL 30																																					
Air Condition	01	NONE 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	0	0 100																																					
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	1,782	100	1,782	57,780																																			
TOTALS		1,782	1,782	57,780																																			
EXTRA FEATURES										5894 STAFFORD RD, BRYCEVILLE																													
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	0940	SHEDS/PORT	0	0	10	12	120.00	SF	21.30	21.30	100	1996	1996	3	20	511																							
2	0940	SHEDS/PORT	0	0	24	12	288.00	SF	20.10	20.10	100	1980	1980	3	20	1,158																							
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800																							
7	0751	UOP	0	0	16	10	160.00	SF	10.00	10.00	100	1998	1998	3	27	432																							
8	0681	POLE SHED	0	0	12	12	144.00	SF	15.00	15.00	100	1998	1998	3	27	583																							
LAND DESCRIPTION										TOTAL OB/XF										5,484																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.09	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,700																						
REVIEW DATE 05/09/2017 BY TWX Total Acres: 1.09 Total Land Value: 32,700 Market: 0 Agricultural: 0 Common: 32,700 PRINTED 08/02/2023 BY SYS																																							