LOT 6
IN OR 2078/944
R673548 & R673549

WOLFE LECHANDA
5971 PRINGLE RD
BRYCEVILLE, FL 32009

2024

05-2S-23-1500-0006-0000

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 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
Quality	04	Quality Level 04

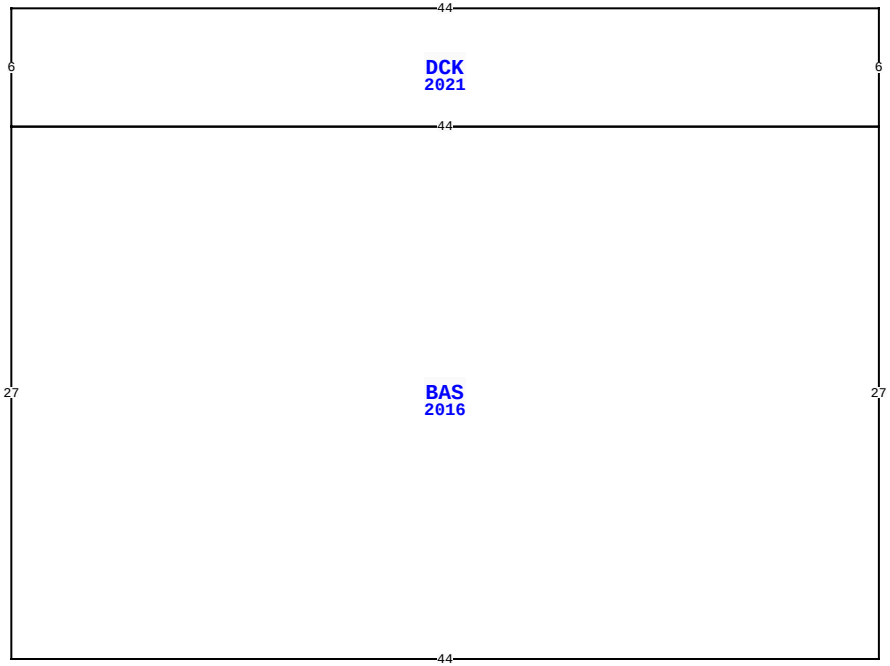
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	97,305
DCK	264	15	40	3,276
TOTALS	1,452		1,228	100,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,228	128.4800	96.36	118,330	2016	2016	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2017 Heated Area: 1188 HX Base Yr 2017



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

5971 PRINGLE RD, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		100,580
TOTAL MARKET OB/XF VALUE		5,600
TOTAL LAND VALUE - MARKET		34,200
TOTAL MARKET VALUE		140,380
SOH/AGL Deduction		50,462
ASSESSED VALUE		89,918
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		34,918
TOTAL JUST VALUE		140,380
NCON VALUE		5,600
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165799	CO ISSUED	0	02/03/2017
MH165799	MH MOVE-ON	0	11/10/2016
7308	MH MOVE-ON	24,000	06/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2078/0944	10/17/2016	WD	Q	V	01	20,000
GRANTOR: PARSON SANDRA F/K/A S						
GRANTEE: WOLFE DAVID J & LEC						
2078/0940	9/10/2016	WD	U	I	11	100
GRANTOR: CLEMONS JAMES O JR &						
GRANTEE: ROLLINGTHUNDER SAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W44 S27 E44 N27 $
DCK=[YR=2021;ORIG=-44,-6] S6 E44 N6 W44 $
.

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	0351	CARPORT MT	0	100	28	20	560.00	SF	10.00	10.00	100	2024	2023		100	5,600	

LAND DESCRIPTION

TOTAL OB/XF 5,600

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	1.14	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,200							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 1.14 Total Land Value: 34,200 Market: 0 Agricultural: 0 Common: 34,200 PRINTED 08/06/2024 BY SYS