LOT 33 IN OR 218/683
R 106894 & R 106895
KAST ESTATES UNIT 1 UNR

THOMAS RONNIE J & DIANE
5703 STAFFORD ROAD
BRYCEVILLE, FL 32009

2024

05-2S-23-1500-0033-0000

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	04	PLYWOOD 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	03	Quality Level 03

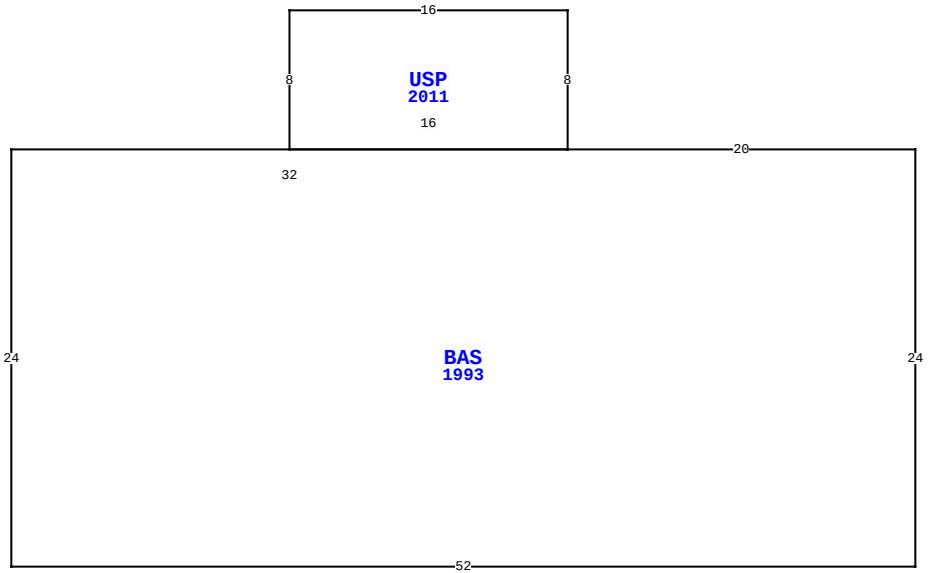
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	30,611
USP	128	50	64	1,570
TOTALS	1,376		1,312	32,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,312	116.8000	81.76	107,269	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1248 HX Base Yr



5703 STAFFORD RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		32,181
TOTAL MARKET OB/XF VALUE		1,726
TOTAL LAND VALUE - MARKET		34,800
TOTAL MARKET VALUE		68,707
SOH/AGL Deduction		41,393
ASSESSED VALUE		27,314
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,314
TOTAL JUST VALUE		68,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0218/0683	1/01/1976	WD	Q	V		5,200

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 USP=[YR=2011] N8 W16 S8 E16$ W32 S24 E52 N24$.

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	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	100	1985	1985	3	20	720	
2	0350	CARPORT WD	0	100	24	11	264.00	SF	13.00	13.00	100	1985	1985	3	20	686	
3	0751	UOP	0	100	20	8	160.00	SF	10.00	10.00	100	1985	1985	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 1,726

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	1.16	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,800							

REVIEW DATE 07/19/2024 BY WWA Total Acres: 1.16 Total Land Value: 34,800 Market: 0 Agricultural: 0 Common: 34,800 PRINTED 08/06/2024 BY SYS