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

HOWLE DAVID M
5894 STAFFORD ROAD
BRYCEVILLE, FL 32009

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

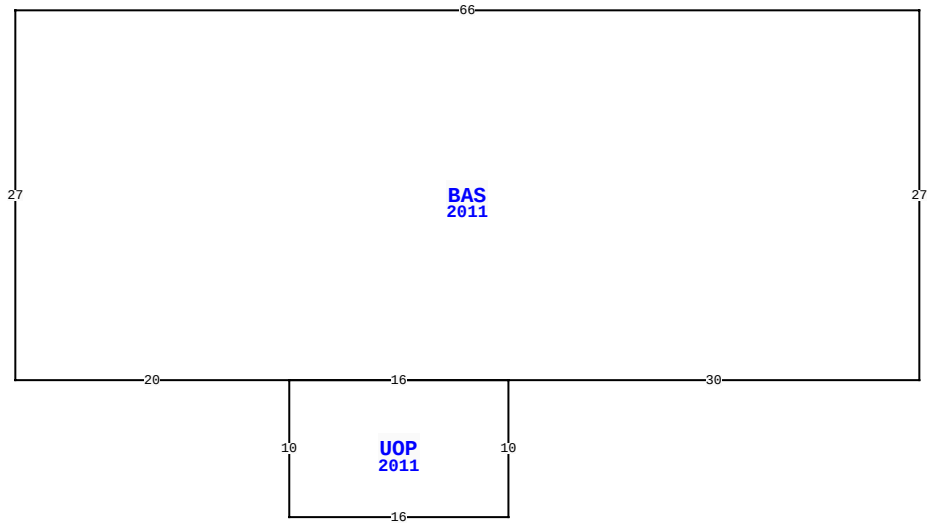
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	54,168
UOP	160	25	40	1,216
TOTALS	1,942		1,822	55,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,822	115.8000	86.85	158,241	1996	1996	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 0 Heated Area: 1782 HX Base Yr



5894 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	55,384
TOTAL MARKET OB/XF VALUE	3,327
TOTAL LAND VALUE - MARKET	32,700
TOTAL MARKET VALUE	91,411
SOH/AGL Deduction	1,453
ASSESSED VALUE	89,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,958
TOTAL JUST VALUE	91,411
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961360	MH MOVE-ON	0	01/01/1996
7658	MH MOVE-ON	15,000	01/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2027/1826	4/04/2014	QC	U	I	11	100
GRANTOR: HOWLE CORRINA D						
GRANTEE: HOWLE DAVID M						
0605/1266	8/29/1990	WD	U	V	10	8,500
GRANTOR: KNOUSE VIRGIL & B						
GRANTEE: HOWLE DAVID & C D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W66 S27 E20 E16 E30 N27 $
UOP=[YR=2011;ORIG=-30,27] W16 S10 E16 N10 $
.

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
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
5	0681	POLE SHED	0	0	12	12	144.00	SF	15.00	15.00	100	1998	1998	3	26	562	

LAND DESCRIPTION

TOTAL OB/XF 3,327

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	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 03/06/2024 BY WWA Total Acres: 1.09 Total Land Value: 32,700 Market: 0 Agricultural: 0 Common: 32,700 PRINTED 08/06/2024 BY SYS