PT OF NW1/4
PARCELS 3-3 & 3-6
IN OR 687 PG 835

CHISHOLM THOMAS C
5774 HALTER PL
BRYCEVILLE, FL 32009

**2025**

**05-2S-23-0000-0003-0030**

## BUILDING CHARACTERISTICS

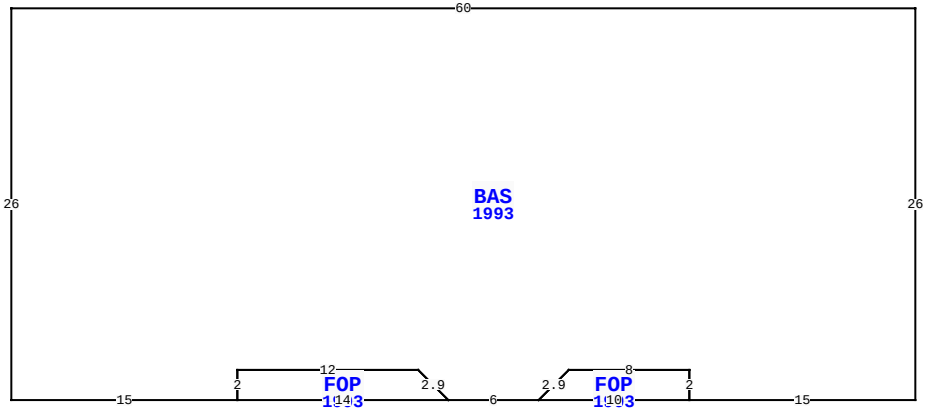
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 02 | WALL BOARD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,516 | 100 | 1993 | 1,516 | 36,311 |
| FOP | 18 | 30 | 1993 | 5 | 120 |
| FOP | 26 | 30 | 1993 | 8 | 192 |
| TOTALS | 1,560 | | | 1,529 | 36,622 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,529 | 99.8000 | 79.84 | 122,075 | 1984 | 1984 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 0 Heated Area: 1516 HX Base Yr 1978




| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 05/07/2025 MLU |
| INC DATE | | AG DATE | |

5774 HALTER PL, BRYCEVILLE

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 36,622 |
| TOTAL MARKET OB/XF VALUE | 5,826 |
| TOTAL LAND VALUE - MARKET | 74,900 |
| TOTAL MARKET VALUE | 117,348 |
| SOH/AGL Deduction | 76,011 |
| ASSESSED VALUE | 41,337 |
| TOTAL EXEMPTION VALUE | HX HB 25,000 |
| BASE TAXABLE VALUE | 16,337 |
| TOTAL JUST VALUE | 117,348 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 102,141 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0687/0835 | 8/30/1993 | QC | Q | I | 01 | 100 |
| GRANTOR: CHISHOLM LINDA | | | | | | |
| GRANTEE: CHISHOLM THOMAS C | | | | | | |
| 0242/0397 | 6/01/1977 | WD | U | V | | 3,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W60 S26 E15 FOP=[YR=1993] E14 U2 L2 W12 S2$ N2 E12 D2 R2 E6 FOP=[YR=1993] E10 N2 W8 D2 L2 $ U2 R2 E8 S2 E15 N26$.

## 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 | 0200 | BARN WD 0- | 0 | 100 | 36 | 24 | 864.00 | SF | 20.00 | 20.00 | 100 | 1984 | 1984 | 3 | 20 | 3,456 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1984 | 1984 | 3 | 54 | 1,890 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 30 | 8 | 240.00 | SF | 10.00 | 10.00 | 100 | 1986 | 1986 | 3 | 20 | 480 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,826

| 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 | 000100 | C | RES | 100 | 0007 | OR | 0.00 | 0.00 | 2.14 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 74,900 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.14 Total Land Value: 74,900 Market: 0 Agricultural: 0 Common: 74,900 PRINTED 07/30/2025 BY SYS