LOT 6
IN OR 2078/944
R673548 & R673549

WOLFE LECHANDA
5971 PRINGLE RD
BRYCEVILLE, FL 32009

2025

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

BUILDING CHARACTERISTICS

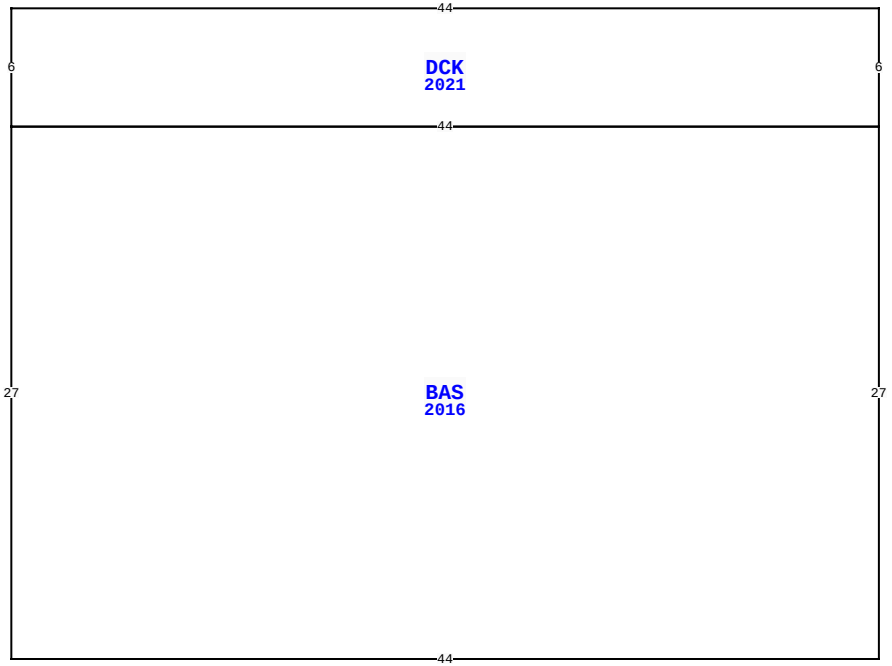
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2016	1,188	103,793
DCK	264	15	2021	40	3,494
TOTALS	1,452			1,228	107,288

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	109.21	134,110	2016	2016	0	0	0	20.00	80.00

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



5971 PRINGLE RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		107,288
TOTAL MARKET OB/XF VALUE		5,432
TOTAL LAND VALUE - MARKET		51,300
TOTAL MARKET VALUE		164,020
SOH/AGL Deduction		71,494
ASSESSED VALUE		92,526
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		36,804
TOTAL JUST VALUE		164,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,380

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		97	5,432	

LAND DESCRIPTION

TOTAL OB/XF 5,432

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	0005	OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	45,000.00	45,000.00	51,300							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 1.14 Total Land Value: 51,300 Market: 0 Agricultural: 0 Common: 51,300 PRINTED 07/30/2025 BY SYS