LOT 27 OR 241 PG 18
R 108181 & 108182
KAST ESTATES UNIT 1 UNR

CLEMONS LINDA D
5882 HUMMINGBIRD PL
BRYCEVILLE, FL 32009

**2025**

**05-2S-23-1500-0027-0000**

## 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |

MAP NUM | MKT AREA 09

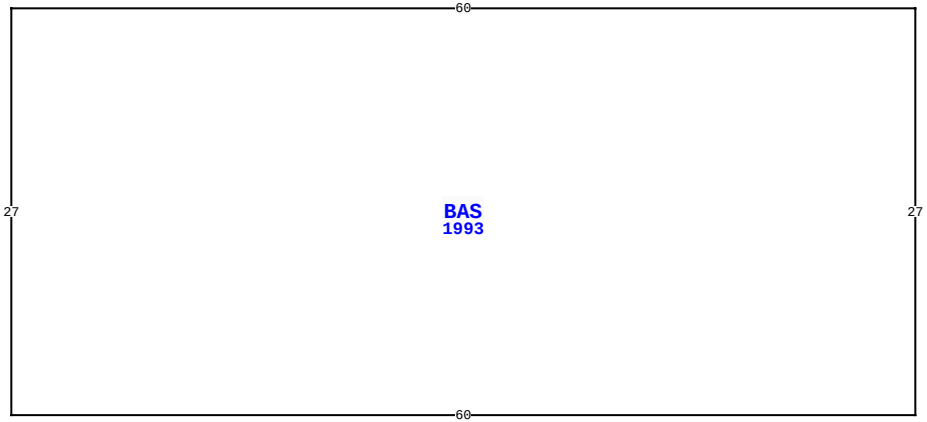
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,620 | 100 | 1993 | 1,620 | 45,412 |
| TOTALS | 1,620 | | | 1,620 | 45,412 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,620 | 116.8000 | 93.44 | 151,373 | 1983 | 1983 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 0 Heated Area: 1620 HX Base Yr 1984




5882 HUMMINGBIRD PL, BRYCEVILLE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2025 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 | | 45,412 |
| TOTAL MARKET OB/XF VALUE | | 34,347 |
| TOTAL LAND VALUE - MARKET | | 75,950 |
| TOTAL MARKET VALUE | | 155,709 |
| SOH/AGL Deduction | | 88,709 |
| ASSESSED VALUE | | 67,000 |
| TOTAL EXEMPTION VALUE | HX HB WX | 47,000 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 155,709 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 140,299 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH982092 | MH MOVE-ON | 0 | 03/01/1998 |
| B984723 | GARAGE | 22,100 | 02/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0241/0018 | 6/01/1977 | WD | U | V | | 6,600 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E60 N27$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1983 | 1983 | 3 | 51.5 | 1,803 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 12 | 23 | 276.00 | SF | 22.75 | 22.75 | 100 | 1995 | 1995 | 3 | 20 | 1,256 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 10 | 20 | 200.00 | SF | 15.00 | 15.00 | 100 | 1995 | 1995 | 3 | 20 | 600 | |
| 4 | 0100 | BAR-B-Q | 0 | 100 | 0 | 0 | 1.00 | UT | 200.00 | 200.00 | 100 | 1990 | 1990 | 3 | 20 | 40 | |
| 5 | 0756 | FEP | 0 | 100 | 14 | 24 | 336.00 | SF | 27.00 | 27.00 | 100 | 1990 | 1990 | 3 | 20 | 1,814 | |
| 6 | 0511 | GARAGE CB- | 0 | 100 | 24 | 36 | 864.00 | SF | 40.00 | 40.00 | 100 | 1998 | 1998 | 3 | 73 | 25,229 | |
| 7 | 0811 | CONCRETE B | 0 | 100 | 21 | 24 | 504.00 | SF | 5.20 | 5.20 | 100 | 1998 | 1998 | 3 | 73 | 1,913 | |
| 8 | 0811 | CONCRETE B | 0 | 100 | 4 | 19 | 76.00 | SF | 5.20 | 5.20 | 100 | 1998 | 1998 | 3 | 73 | 288 | |
| 9 | 0756 | FEP | 0 | 100 | 10 | 26 | 260.00 | SF | 27.00 | 27.00 | 100 | 1996 | 1996 | 3 | 20 | 1,404 | |

## LAND DESCRIPTION

TOTAL OB/XF 34,347

| 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 | 2.17 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 75,950 | | | | | | | |

REVIEW DATE 03/06/2024 BY KBA Total Acres: 2.17 Total Land Value: 75,950 Market: 0 Agricultural: 0 Common: 75,950 PRINTED 07/30/2025 BY SYS