LOT 31
IN OR 1851/717
2005 HOME OF MERIT

KIRKLAND JONATHAN & KIMBERLEE
5825 STAFFORD RD
BRYCEVILLE, FL 32009

2025

05-2S-23-1500-0031-0000

BUILDING CHARACTERISTICS

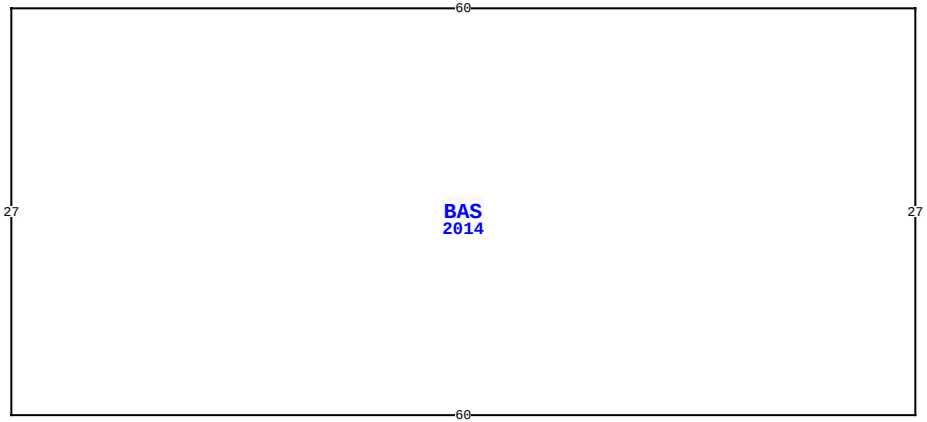
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
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	2014	1,620	129,444
TOTALS	1,620			1,620	129,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	146.8800	124.85	202,257	2005	2010	0	0	0	36.00	64.00

2 M/H 94+ – 100% - 2016 Heated Area: 1620 HX Base Yr 2016



5825 STAFFORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE	01/30/2008 JH	LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		129,444
TOTAL MARKET OB/XF VALUE		12,541
TOTAL LAND VALUE - MARKET		75,950
TOTAL MARKET VALUE		217,935
SOH/AGL Deduction		124,977
ASSESSED VALUE		92,958
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,236
TOTAL JUST VALUE		217,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1701953	CARPORT	23,113	03/24/2017
MH145528	CO ISSUED	0	02/24/2014
MH145528	MH MOVE-ON	0	01/01/2014
8465	MH MOVE-ON	36,000	03/06/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1851/0717	4/09/2013	WD	U	I	12	20,000
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: KIRKLAND JONATHAN &						
1838/0214	2/04/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: VYSTAR CREDIT UNION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] 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	0681	POLE SHED	0	100	32	36	1,152.00	SF	15.00	15.00	100	1984	1984	3	20	3,456	
2	0810	CONCRETE A	0	100	0	0	380.00	SF	6.50	6.50	100	1995	1995	3	68	1,680	
3	0810	CONCRETE A	0	100	24	17	408.00	SF	6.50	6.50	100	2014	2014	3	94	2,493	
4	0811	CONCRETE B	0	100	41	24	984.00	SF	5.20	5.20	100	2017	2017	3	96	4,912	

LAND DESCRIPTION

TOTAL OB/XF 12,541

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 04/14/2020 BY TWA Total Acres: 2.17 Total Land Value: 75,950 Market: 0 Agricultural: 0 Common: 75,950 PRINTED 07/30/2025 BY SYS