PT OF LOT 37
IN OR 2798/1540
KAST ESTATES UNIT 1 UNR

HOWLE DAVID M/HOWLE TERESA J
5894 STAFFORD RD
BRYCEVILLE, FL 32009

2025

05-2S-23-1500-0037-0010

BUILDING CHARACTERISTICS

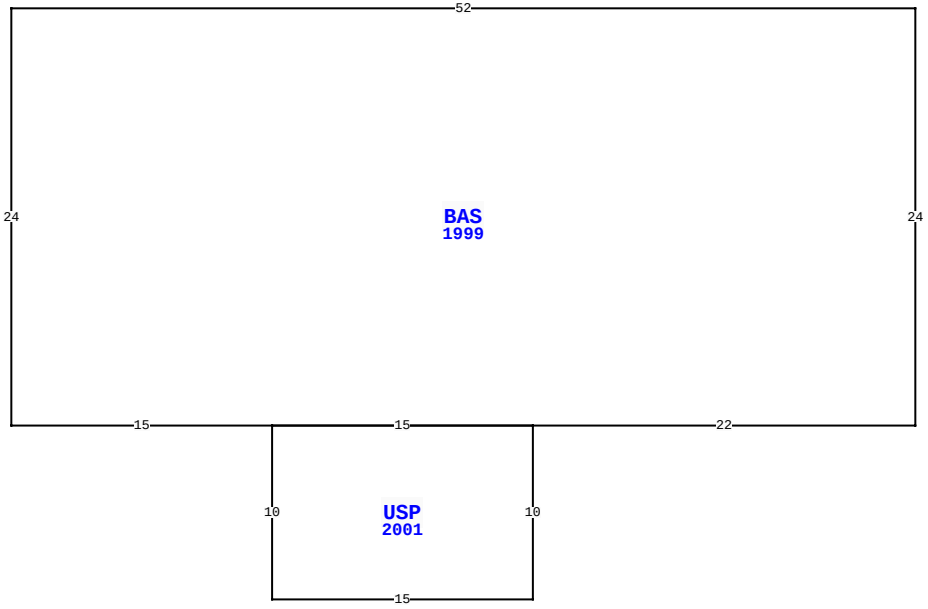
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	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	1,248	100	1999	1,248	57,637
USP	150	50	2001	75	3,464
TOTALS	1,398			1,323	61,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,323	129.3600	109.96	145,477	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1248 HX Base Yr



5910 STAFFORD RD, BRYCEVILLE

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

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0681	POLE SHED	0	0	20	10	200.00	SF	15.00	15.00	100	2001	2001	3	28	840	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	61,100
TOTAL MARKET OB/XF VALUE	3,675
TOTAL LAND VALUE - MARKET	49,050
TOTAL MARKET VALUE	113,825
SOH/AGL Deduction	21,405
ASSESSED VALUE	92,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,420
TOTAL JUST VALUE	113,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992768	MH MOVE-ON	0	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/1540	6/27/2025	QC	U	I	11	82,300
GRANTOR: CLUTE VANESSA L						
GRANTEE: HOWLE DAVID M						
1961/1545	2/04/2015	QC	U	I	11	100
GRANTOR: EVERETT TIMOTHY F						
GRANTEE: CLUTE VANESSA L FKA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W52 S24 E15 E15 E22 N24 $
USP=[YR=2001;ORIG=-37,24] E15 S10 W15 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,675

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	0	0005	OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,050							

REVIEW DATE 03/06/2024 BY WWA Total Acres: 1.09 Total Land Value: 49,050 Market: 0 Agricultural: 0 Common: 49,050 PRINTED 07/30/2025 BY SYS