LOT 38 IN OR 2468/1434
KAST ESTATES UNIT 1 UNR

MERCER JIMMY/WILKERSON DEBRA
5942 STAFFORD RD
BRYCEVILLE, FL 32009

2025

05-2S-23-1500-0038-0000

BUILDING CHARACTERISTICS

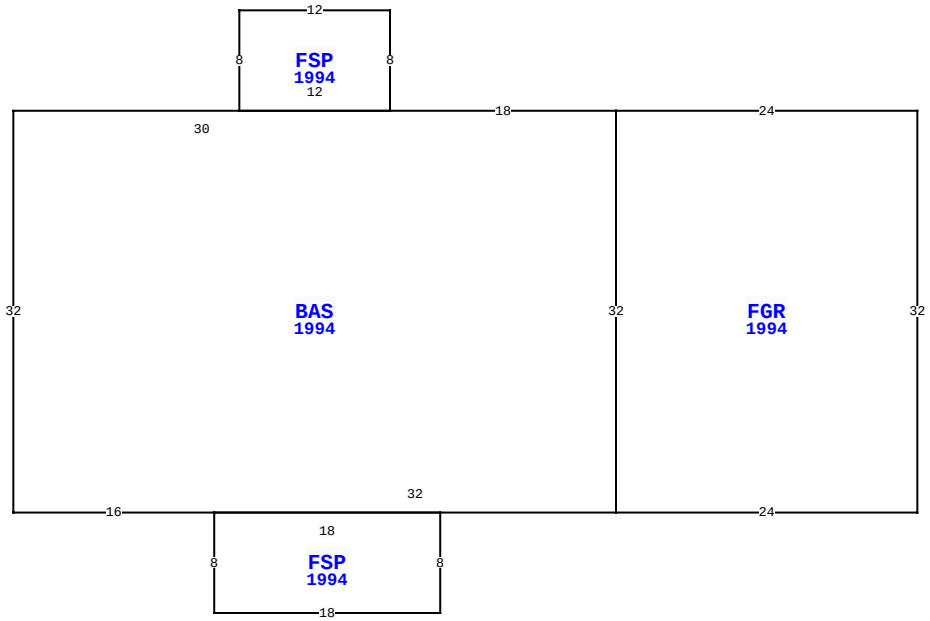
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,536	100	1994	1,536	138,971
FGR	768	55	1994	422	38,181
FSP	96	40	1994	38	3,438
FSP	144	40	1994	58	5,248
TOTALS	2,544			2,054	185,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,054	106.1340	106.13	217,991	1994	1994	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 2022 Heated Area: 1536 HX Base Yr 2022



5942 STAFFORD RD, 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		185,837
TOTAL MARKET OB/XF VALUE		12,075
TOTAL LAND VALUE - MARKET		75,950
TOTAL MARKET VALUE		273,862
SOH/AGL Deduction		40,180
ASSESSED VALUE		233,682
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		177,960
TOTAL JUST VALUE		273,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E974187	NEW CONSTR	0	11/01/1997
B9602747	XFOB	25,500	01/01/1996
8014	NEW CONSTR	80,404	04/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1434	6/02/2021	WD	Q	I	01	279,000
GRANTOR: WAITE HAROLD & JOHN W						
GRANTEE: MERCER JIMMY & DEBR						
2388/0592	8/11/2020	WD	U	I	11	100
GRANTOR: WAITE WALLACE E & BER						
GRANTEE: WAITE HAROLD & JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W24 BAS=[YR=1994] W18 FSP=[YR=1994] N8 W12 S8 E12 $ W30 S32 E16 FSP=[YR=1994] S8 E18 N8 W18 $ E32 N32 $ S32 E24 N32 $.

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	0510	GARAGE WD-	0	100	30	50	1,500.00	SF	35.00	35.00	100	1996	1996	3	23	12,075	

LAND DESCRIPTION

TOTAL OB/XF 12,075

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 05/12/2019 BY KBA Total Acres: 2.17 Total Land Value: 75,950 Market: 0 Agricultural: 0 Common: 75,950 PRINTED 07/30/2025 BY SYS