PT OF LOT 18 R672974
IN OR 2611/834
KAST ESTATES UNIT 1 UNR

AYERS MICHAEL A & HELEN M
5988 PRINGLE ROAD
BRYCEVILLE, FL 32009

2026

05-2S-23-1500-0018-0010

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 70
Interior Floo	14	CARPET 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

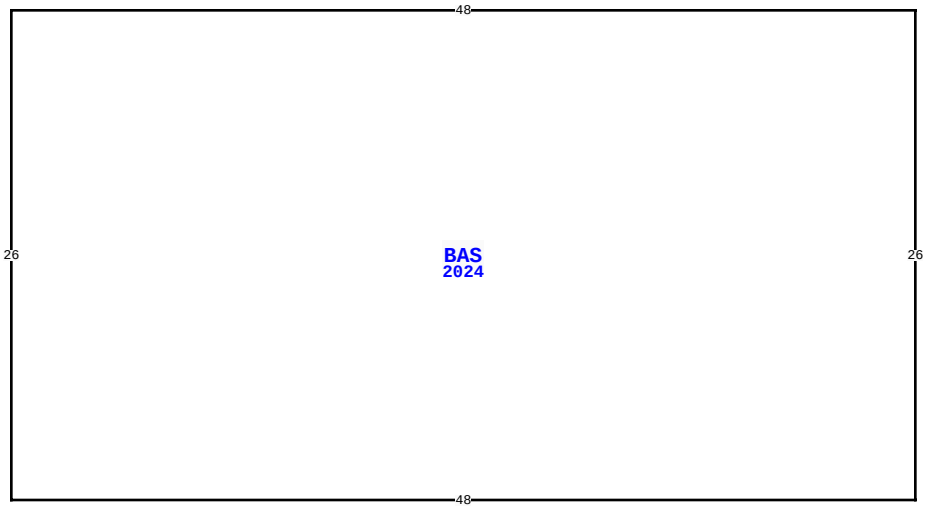
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2024	1,248	44,924
TOTALS	1,248			1,248	44,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	133.3200	119.99	149,748	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2024 Heated Area: 1248 HX Base Yr 2024



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		44,924
TOTAL MARKET OB/XF VALUE		3,424
TOTAL LAND VALUE - MARKET		51,200
TOTAL MARKET VALUE		99,548
SOH/AGL Deduction		70,057
ASSESSED VALUE		29,491
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,491
TOTAL JUST VALUE		99,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008393	CO ISSUED		06/29/2023
23001736	MH MOVE-ON	0	02/08/2023
B995830	GARAGE	14,000	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0834	12/27/2022	WD	Q	I	01	65,000
GRANTOR: PICARD CAROLYN L						
GRANTEE: AYERS MICHAEL A & H						
0829/0902	4/13/1998	WD	U	I	11	25,000
GRANTOR: DRURY MARCIA						
GRANTEE: PICARD RICHARD & CA						

5988 PRINGLE RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	20	16	320.00	SF	35.00	35.00	100	1999	1999	3	25	2,800	
2	0350	CARPORT WD	0	100	20	12	240.00	SF	13.00	13.00	100	1999	1999	3	20	624	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] S26 E48 N26 W48 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,424

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	1.60	AC		1.00	1.00	0.80	40,000.00	32,000.00	51,200							

REVIEW DATE 03/06/2024 BY WWA Total Acres: 1.60 Total Land Value: 51,200 Market: 0 Agricultural: 0 Common: 51,200 PRINTED 07/09/2026 BY SYS