

LOT 26
IN OR 2755/225
KAST ESTATES UNIT 1 UNR

STERNETT LYNNE L/E/
5818 HUMMINGBIRD PL
BRYCEVILLE, FL 32009

2026

05-2S-23-1500-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		09

NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100	1993	1,421	142,610
BAS	440	100	2011	440	44,158
FOP	217	30	2011	65	6,523
FUS	440	100	2011	440	44,158
UOP	126	20	1993	25	2,509

TOTALS	2,644			2,391	239,958
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	24	10	240.00	SF	7.50	7.50	100	2000
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000
4	0510	GARAGE WD-	0 100	20	18	360.00	SF	35.00	35.00	100	2000
5	0681	POLE SHED	0 100	15	12	180.00	SF	15.00	15.00	100	2000
6	0940	SHEDS/PORT	0 100	20	10	200.00	SF	21.30	21.30	100	1980
7	0940	SHEDS/PORT	0 100	18	12	216.00	SF	21.30	21.30	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	2.17	AC	

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,391	97.9020	136.08	325,367	1950	1974	0	0	26.25	73.75
1 SNGL FAM 100% - 0 Heated Area: 2301 HX Base Yr 1982											

5818 HUMMINGBIRD PL, BRYCEVILLE	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1242	WD DECK A	0 100	24	10	240.00	SF	7.50	7.50	100	2000	2000	3	20	360	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
4	0510	GARAGE WD-	0 100	20	18	360.00	SF	35.00	35.00	100	2000	2000	3	26	3,276	
5	0681	POLE SHED	0 100	15	12	180.00	SF	15.00	15.00	100	2000	2000	3	26	702	
6	0940	SHEDS/PORT	0 100	20	10	200.00	SF	21.30	21.30	100	1980	1980	3	20	852	
7	0940	SHEDS/PORT	0 100	18	12	216.00	SF	21.30	21.30	100	2011	2011	3	40	1,840	

TOTAL OB/XF											
9,865											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	2.17	AC	

Total Acres: 2.17	Total Land Value: 73,780	Market: 0	Agricultural: 0	Common: 73,780
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		239,958	
TOTAL MARKET OB/XF VALUE		9,865	
TOTAL LAND VALUE - MARKET		73,780	
TOTAL MARKET VALUE		323,603	
SOH/AGL Deduction		217,317	
ASSESSED VALUE		106,286	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		54,875	
TOTAL JUST VALUE		323,603	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		318,747	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006817	REPAIR/RRF	29,256	05/02/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2755/225	12/09/2024	LE	U	I	11	100	
GRANTOR: STERNETT LYNNE							
GRANTEE: STERNETT BRYAN KENN							
0334/0491	2/12/1981	WD	Q	I		26,800	
GRANTOR: JONES MARCUS F							
GRANTEE: STERNETT PAUL W & L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W9 BAS=[YR=2011] N22 W20 S2 FOP=[YR=2011] W7 S13 W11 S7 E18 N20\$ S20 E20\$W40 S29 E14 UOP=[YR=1993] S6 E21 N6 W21\$ E35 N29\$ PTR=E20 FUS=[YR=2011] E20 S22 W20 N22\$ W20\$.											