LOT 35
KAST ESTATES UNIT 1 UNR

HAYDU GARY Y JR L/E/
5732 STAFFORD ROAD
BRYCEVILLE, FL 32009

2026

05-2S-23-1500-0035-0000

BUILDING CHARACTERISTICS

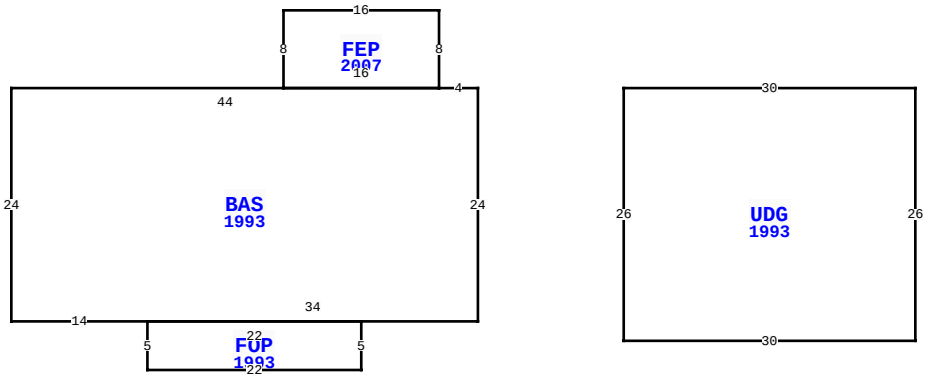
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	1,152	100	1993	1,152	109,396
FEP	128	80	2007	102	9,686
FOP	110	30	1993	33	3,134
UDG	780	55	1993	429	40,738
TOTALS	2,170			1,716	162,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,716	112.0000	117.60	201,802	1977	1977	0	0	0	19.25	80.75

1 SINGLE FAM 100% - 2008 Heated Area: 1152 HX Base Yr 2008



BLD DATE	03/25/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

5732 STAFFORD RD, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	162,955
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	69,020
TOTAL MARKET VALUE	231,975
SOH/AGL Deduction	131,765
ASSESSED VALUE	100,210
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	48,799
TOTAL JUST VALUE	231,975
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514367	REPAIR/RRF	6,800	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2538/1743	2/03/2022	WD	U	I	11	100
GRANTOR: HAYDU GARY Y JR						
GRANTEE: HAYDU GARY Y L/E						
1606/0022	2/19/2009	WD	U	I	30	100
GRANTOR: HAYDU GARY Y JR & KAT						
GRANTEE: HAYDU GARY Y JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FEP=[YR=2007] N8 W16 S8 E16 $ W44 S24 E14
FOP=[YR=1993] S5 E22 N5 W22$ E34 N24$ PTR= E15 UDG=[YR=1993]
E30 S26W30 N26 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.03	AC		1.00	1.00	1.00	34,000.00	34,000.00	69,020							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.03 Total Land Value: 69,020 Market: 0 Agricultural: 0 Common: 69,020 PRINTED 07/09/2026 BY SYS