LOT 2
SUNOWA SPRINGS #1 PB 4/75 & 76

TURNER KAYLA & ZEB V
11321 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

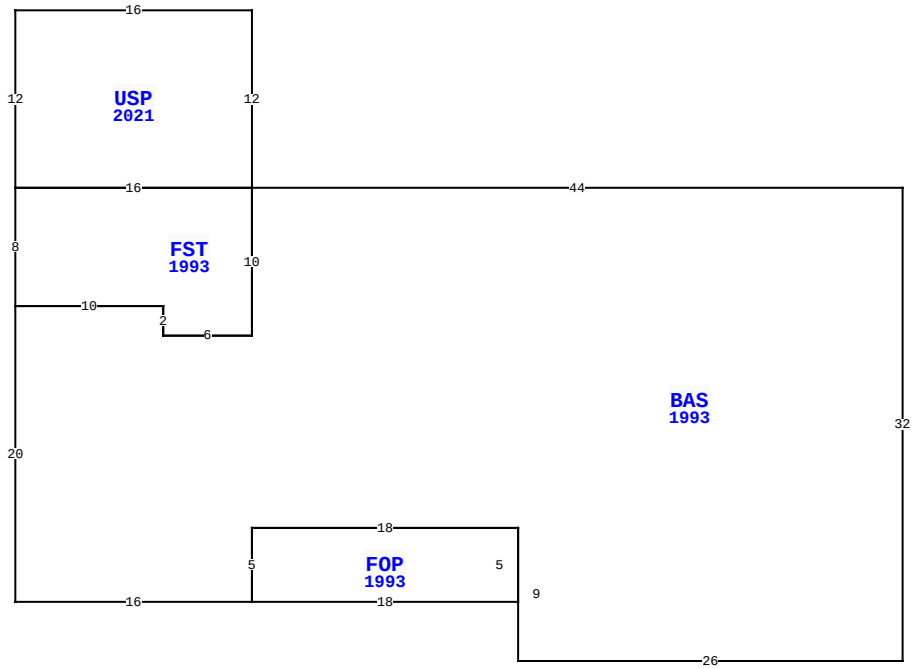
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100	1,554	165,420
FOP	90	30	27	2,874
FST	140	55	77	8,196
USP	192	30	58	6,174
TOTALS	1,976		1,716	182,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,716	96.3900	114.46	196,413	1988	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2022 Heated Area: 1554 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

11321 SUNOWA SPRINGS TR, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		188,921
TOTAL MARKET OB/XF VALUE		5,159
TOTAL LAND VALUE - MARKET		90,300
TOTAL MARKET VALUE		284,380
SOH/AGL Deduction		55,761
ASSESSED VALUE		228,619
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,619
TOTAL JUST VALUE		284,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5217	GARAGE	12,000	10/12/1988
2745	H/AC	0	09/30/1988
5385	NEW CONSTR	2,500	09/22/1988
3189	NEW CONSTR	0	09/08/1988
5146	NEW CONSTR	49,928	09/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/0936	2/16/2021	WD	Q	I	01	246,000
GRANTOR: O'DONNELL RICANNA						
GRANTEE: TURNER KAYLA & ZEB						
2357/1160	4/27/2020	FJ	U	I	11	100
GRANTOR: HOWARD RICHARD M ESTA						
GRANTEE: O'DONNELL RICANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 USP=[YR=2021] N12 W16 S12 FST=[YR=1993] S8 E10 S2 E6 N10 W16$ E16$ S10 W6 N2 W10 S20 E16 FOP=[YR=1993] E18 N5 W18 S5 $ N5 E18 S9 E26 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
2	0510	GARAGE WD-	0	100	8	40	320.00	SF	24.85	24.85	100	1958	1958	3	20	1,590	
3	0681	POLE SHED	0	100	0	0	666.00	SF	15.00	15.00	100	1960	1960	3	20	1,998	
4	0811	CONCRETE B	0	100	0	0	530.00	SF	5.20	5.20	100	1988	1988	3	57	1,571	

LAND DESCRIPTION

TOTAL OB/XF 5,159

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.58	AC		1.00	1.00	1.00	35,000.00	35,000.00	90,300							

REVIEW DATE 02/11/2022 BY TW Total Acres: 2.58 Total Land Value: 90,300 Market: 0 Agricultural: 0 Common: 90,300 PRINTED 08/02/2023 BY SYS

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Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

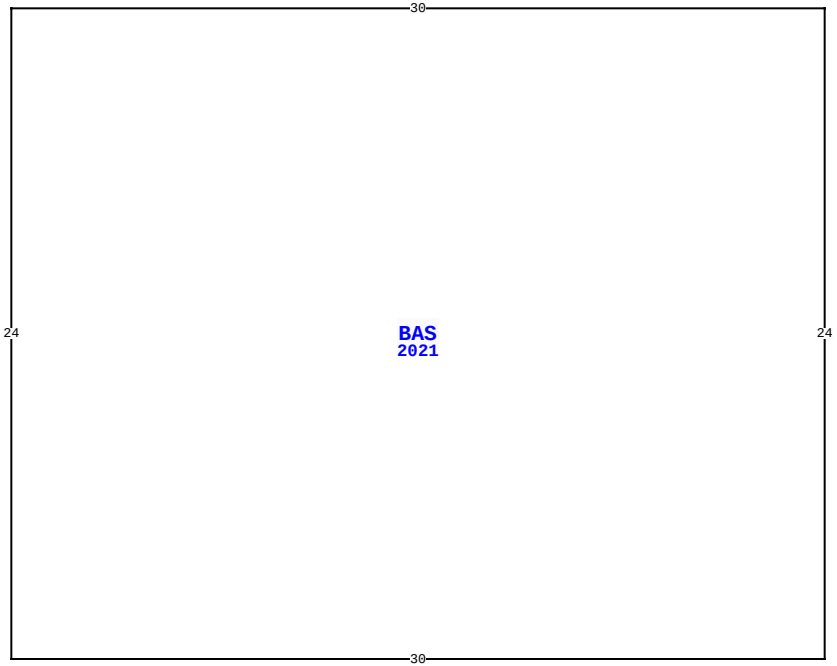
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	6,257
TOTALS	720		720	6,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	49.6650	17.38	12,514	1988	1988	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2022 Heated Area: 720 HX Base Yr 2022



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GRANTOR: HOWARD RICHARD M ESTA						
GRANTEE: O'DONNELL RICANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S24 E30 N24$.

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

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