

LOT 5
IN OR 762 PG 1249
SUNOWA SPRINGS #1 PB 4/75 & 76

BALLANCE CLIFTON R & EVA MAE
11417 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0005-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	12	CEDAR 100								0100	01	1,614	113.0160	102.00	164,628	1987	1987	0	0	0	17.50	82.50																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 1997										Heated Area: 1350																			
Roof Cover	03	COMP SHNGL 100																		HX Base Yr 1997																			
Interior Wall	05	DRYWALL 100																																					
Interior Floo	03	CONC FINSH 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																																					
BUD8 Adjustme	06	DIST 1D 100																																					
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
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	1,350	100	1,350	113,603																																			
FOP	324	30	97	8,163																																			
FST	150	55	82	6,900																																			
USP	282	30	85	7,153																																			
TOTALS		2,106		1,614	135,818																																		
EXTRA FEATURES																				11417 SUNOWA SPRINGS TR, BRYCEVILLE																			
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240																							
2	0810	CONCRETE A	0	100	0	0	356.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,377																							
3	0510	GARAGE WD-	0	100	0	0	300.00	SF	35.00	35.00	100	1995	1995	3	24	2,520																							
LAND DESCRIPTION																				TOTAL OB/XF 6,137																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3.15	AC		1.00	1.00	1.00	25,000.00	25,000.00	78,750																						
REVIEW DATE 10/09/2018 BY TWA Total Acres: 3.15 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 08/02/2023 BY SYS																																							