LOT 6
IN OR 1205/771
SUNOWA SPRINGS #1 PB 4/75 & 76

HARRISON DWIGHT A
11463 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0006-0000

BUILDING CHARACTERISTICS

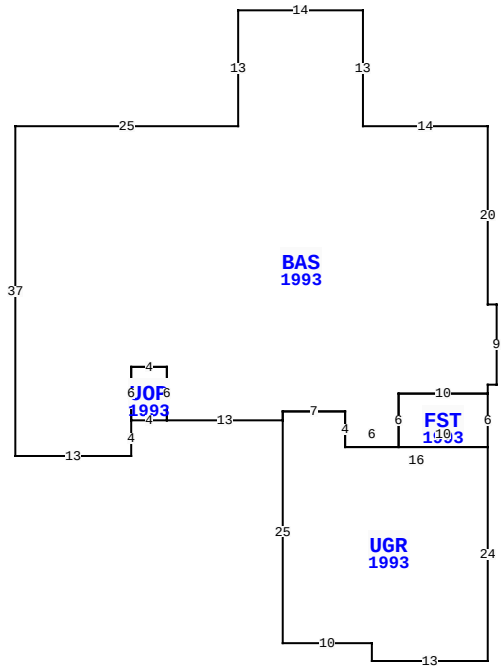
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,949	100	1,949	203,011
FST	60	55	33	3,437
UGR	560	45	252	26,249
UOP	24	20	5	521
TOTALS	2,593		2,239	233,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,239	111.0340	131.85	295,212	1989	1994	0	0	0	21.00	79.00

1 SNGL FAM – 100% - 0 Heated Area: 1949 HX Base Yr



11463 SUNOWA SPRINGS TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		233,217
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		97,650
TOTAL MARKET VALUE		333,247
SOH/AGL Deduction		209,259
ASSESSED VALUE		123,988
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,988
TOTAL JUST VALUE		333,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013939	METAL ROOF	18,100	10/12/2021
2916	H/AC	2,000	02/13/1989
3400	NEW CONSTR	1,500	02/13/1989
5526	NEW CONSTR	73,022	02/13/1989
5716	NEW CONSTR	2,200	02/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1205/0771	2/02/2004	QC	U	I	01	100
GRANTOR: HARRISON DWIGHT A & G						
GRANTEE: HARRISON DWIGHT A						
0557/0464	11/18/1988	WD	Q	V		20,000
GRANTOR: PLATT TRAVIS R						
GRANTEE: HARRISON DWIGHT & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N13 W14 S13 W25 S37 E13 N4 UOP=[YR=1993] E4 N6 W4 S6 $ N6 E4 S6 E13 UGR=[YR=1993] S25 E10 S2 E13 N24 FST=[YR=1993] N6 W10 S6 E10 $ W16 N4 W7 S1 $ N1 E7 S4 E6 N6 E10 N1 E1 N9 W1 N20 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

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	2.79	AC		1.00	1.00	1.00	35,000.00	35,000.00	97,650							

REVIEW DATE 03/09/2022 BY TWA Total Acres: 2.79 Total Land Value: 97,650 Market: 0 Agricultural: 0 Common: 97,650 PRINTED 08/02/2023 BY SYS