

LOT 10
IN OR 2234/1989
SUNOWA SPRINGS #1 PB 4/75

HOWELL JOSHUA B/EVANS AMANDA F
11565 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0010-0000



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	20	FACE BRICK 100	0900	01	1,931	106.4133	126.37	244,020	1994	2004	0	0	0	13.50	86.50											
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019														Heated Area: 1666									
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2019									
Interior Wall	05	DRYWALL 100																								
Interior Floo	13	LVT/LAMMT 70																								
Interior Floo	11	CLAY TILE 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																								
Occupancy	00	NONE 100																								
Quality			02	Quality Level 02																						
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	1,666	100	1,666	182,110																						
FEP	276	80	221	24,158																						
FOP	147	30	44	4,809																						
TOTALS			2,089	1,931	211,077																					
EXTRA FEATURES			11565 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	0510	GARAGE WD-	0 100	24	33	792.00	SF	70.00	70.00	100	1994	1994	3	23	12,751											
2	0681	POLE SHED	0 100	10	24	240.00	SF	15.00	15.00	100	1994	1994	3	23	828											
3	0810	CONCRETE A	0 100	20	5	100.00	SF	6.50	6.50	100	1994	1994	3	70	455											
4	0681	POLE SHED	0 100	30	10	300.00	SF	15.00	15.00	100	1996	1996	3	25	1,125											
5	0810	CONCRETE A	0 100	15	12	180.00	SF	6.50	6.50	100	2011	2011	3	93	1,088											
TOTAL OB/XF																	16,247									
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	2.51	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,850									
REVIEW DATE 10/09/2018 BY TWA Total Acres: 2.51 Total Land Value: 87,850 Market: 0 Agricultural: 0 Common: 87,850 PRINTED 08/02/2023 BY SYS																										

Diagram showing property layout with dimensions and area labels.

Heated Area: 1666

Basement (BAS) 1994

FEP 2009

FOP 1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2234/1989	11/06/2018	WD	Q	I	01	235,000

GRANTOR: BULLARD RICKY D JR

GRANTEE: HOWELL JOSHUA B & A

2218/1438	8/16/2018	QC	U	I	11	100
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GRANTOR: BULLARD RICKY D JR &

GRANTEE: BULLARD RICKY D JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W12 FEP=[YR=2009] N12 W23 S12 E23 \$ W38 S35 E16

FOP=[YR=1994] S3 E21 N7 W21 S4 \$ N4 E21 S4 E13 N35 \$.