LOT 11
IN OR 2230/1616
SUNOWA SPRINGS #1 PB 4/75 & 76

**WISSING CLIFTON & KRISTIN**
11585 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

# 2023

**02-1S-24-1990-0011-0000**

## BUILDING CHARACTERISTICS

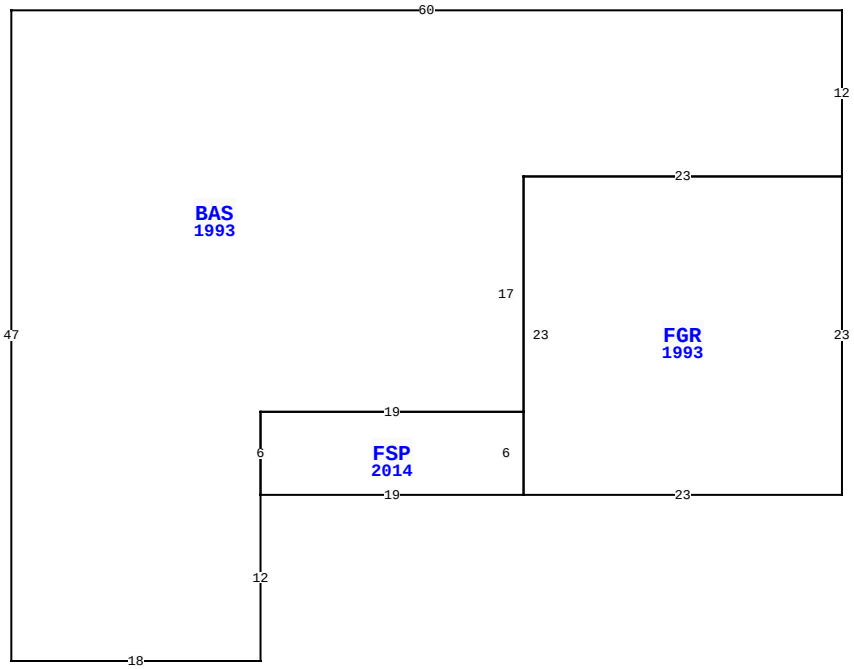
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 90 |
| Exterior Wall | 12 | CEDAR 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 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 | 1,673 | 100 | 1,673 | 173,037 |
| FGR | 529 | 55 | 291 | 30,098 |
| FSP | 114 | 40 | 46 | 4,758 |
| TOTALS | 2,316 | | 2,010 | 207,893 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,010 | 101.8710 | 120.97 | 243,150 | 1987 | 2002 | 0 | 0 | 0 | 14.50 | 85.50 |

1 SNGL FAM – 100% - 2019 Heated Area: 1673 HX Base Yr 2019




11585 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 | | 207,893 |
| TOTAL MARKET OB/XF VALUE | | 25,712 |
| TOTAL LAND VALUE - MARKET | | 91,700 |
| TOTAL MARKET VALUE | | 325,305 |
| SOH/AGL Deduction | | 126,506 |
| ASSESSED VALUE | | 198,799 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 143,799 |
| TOTAL JUST VALUE | | 325,305 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 251,162 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1615630 | REPAIR/RRF | 9,634 | 12/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2230/1616 | 10/15/2018 | WD | Q | I | 01 | 261,300 |
| GRANTOR: SPAGNOLO JORDAN | | | | | | |
| GRANTEE: WISSING CLIFTON & K | | | | | | |
| 1656/0012 | 11/16/2009 | WD | U | I | 12 | 125,000 |
| GRANTOR: AMERICAN GENERAL HOME | | | | | | |
| GRANTEE: SPAGNOLO JORDAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W60 S47 E18 N12 FSP=[YR=2014] E19 FGR=[YR=1993] E23 N23 W23 S23$ N6 W19 S6$ N6 E19 N17 E23 N12$ .

## 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 | 0861 | POOL GUNIT | 0 | 100 | 18 | 36 | 648.00 | SF | 85.00 | 85.00 | 100 | 1988 | 1988 | 3 | 20 | 11,016 | |
| 2 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 475.00 | SF | 7.25 | 7.25 | 100 | 1988 | 1988 | 3 | 57 | 1,963 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1987 | 1987 | 3 | 64 | 2,240 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 40 | 4 | 160.00 | SF | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 91 | 946 | |
| 7 | 0462 | ST/AL FNC | 0 | 100 | 204 | 6 | 1,224.00 | SF | 10.00 | 10.00 | 100 | 2014 | 2014 | 3 | 78 | 9,547 | |

## LAND DESCRIPTION

TOTAL OB/XF 25,712

| 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 | 2.62 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 91,700 | | | | | | | |

REVIEW DATE 10/09/2018 BY TWA Total Acres: 2.62 Total Land Value: 91,700 Market: 0 Agricultural: 0 Common: 91,700 PRINTED 08/02/2023 BY SYS