LOT 12
IN OR 600/678
SUNOWA SPRINGS #1 PB 4/75 & 76

JOHNSON BRODIE GENE
11619 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0012-0000

BUILDING CHARACTERISTICS

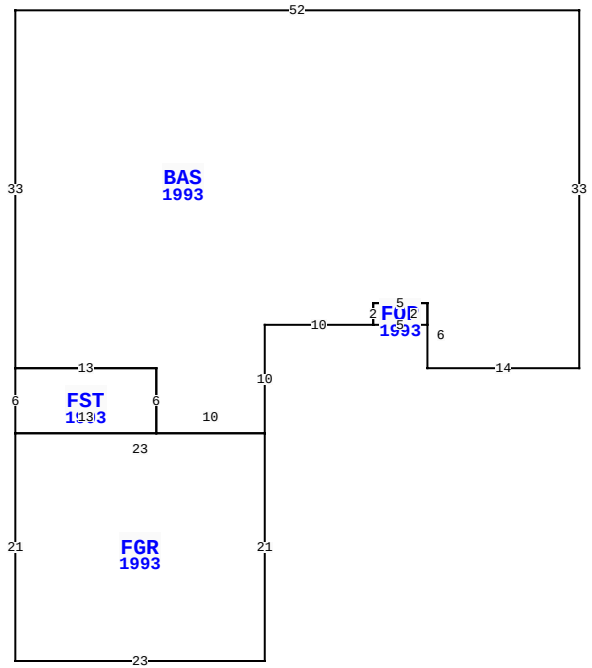
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,706	100	1,706	141,913
FGR	483	55	266	22,127
FOP	10	30	3	249
FST	78	55	43	3,577
TOTALS	2,277		2,018	167,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,018	111.7200	100.83	203,475	1987	1987	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 0 Heated Area: 1706 HX Base Yr



11619 SUNOWA SPRINGS TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		167,867
TOTAL MARKET OB/XF VALUE		14,879
TOTAL LAND VALUE - MARKET		96,950
TOTAL MARKET VALUE		279,696
SOH/AGL Deduction		135,622
ASSESSED VALUE		144,074
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		89,074
TOTAL JUST VALUE		279,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4243	N/A	58,505	07/17/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0600/0678	6/26/1990	QC	U	I	01	100
GRANTOR: JOHNSON JUDITH LYNN						
GRANTEE: JOHNSON BRODIE GENE						
0482/0392	2/01/1986	WD	Q	V		16,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S33 FST=[YR=1993] S6 FGR=[YR=1993] S21 E23N21 W23$ E13 N6 W13$ E13 S6 E10 N10 E10 FOP=[YR=1993] E5 N2 W5 S2$ N2 E5 S6 E14 N33$.

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	1987	1987	3	64	2,240	
2	0811	CONCRETE B	0	100	0	0	721.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,043	
3	1242	WD DECK A	0	100	36	16	576.00	SF	10.00	10.00	100	2000	2000	3	20	1,152	
4	0812	CONCRETE C	0	100	0	0	2,434.00	SF	4.00	4.00	100	2017	2017	3	97	9,444	

LAND DESCRIPTION

TOTAL OB/XF 14,879

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	2.77	AC		1.00	1.00	1.00	35,000.00	35,000.00	96,950							

REVIEW DATE 10/09/2018 BY TWA Total Acres: 2.77 Total Land Value: 96,950 Market: 0 Agricultural: 0 Common: 96,950 PRINTED 08/02/2023 BY SYS