LOT 14
IN OR 1924/624
SUNOWA SPRINGS #1 PB 4/75 & 76

JARRETT SEAN
11691 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0014-0000

BUILDING CHARACTERISTICS

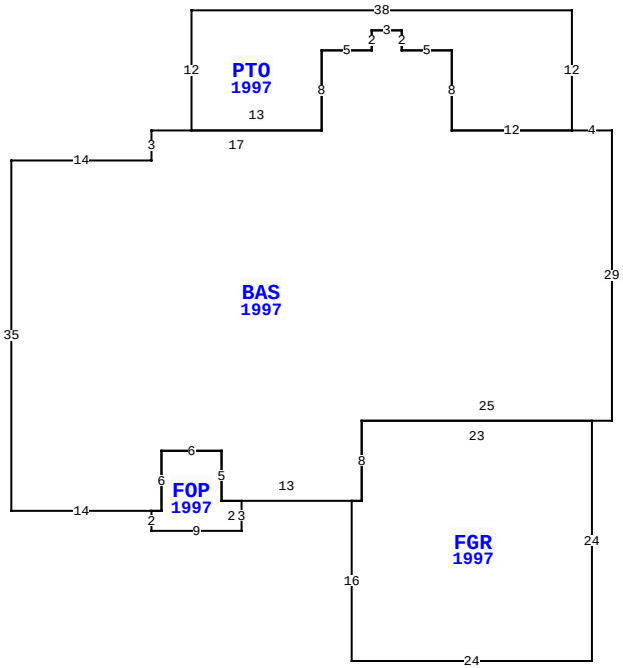
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,073	100	2,073	219,939
FGR	568	55	312	33,102
FOP	56	30	17	1,804
PTO	346	5	17	1,804
TOTALS	3,043		2,419	256,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,419	105.1099	124.82	301,940	1997	2002	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 1998 Heated Area: 2073 HX Base Yr 1998



11691 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE	03/03/2023 NW	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		256,649
TOTAL MARKET OB/XF VALUE		20,280
TOTAL LAND VALUE - MARKET		79,250
TOTAL MARKET VALUE		356,179
SOH/AGL Deduction		198,143
ASSESSED VALUE		158,036
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,036
TOTAL JUST VALUE		356,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B97-3610	NEW CONSTR	80,000	01/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1924/0624	6/18/2014	QC	U	I	11	100
GRANTOR: JARRETT MARIA D & SEA						
GRANTEE: JARRETT SEAN						
0679/1979	4/30/1993	WD	Q	V		32,500
GRANTOR: CARTER MARION & V W						
GRANTEE: JARRETT SEAN & MARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W4 PTO=[YR=1997] N12 W38 S12 E13 N8 E5 N2 E3 S2 E5 S8 E12 $ W12 N8 W5 N2 W3 S2 W5 S8 W17 S3 W14 S35 E14
FOP=[YR=1997] S2 E9 N3 W2 N5 W6 S6 W1 $ E1 N6 E6 S5 E13
FGR=[YR=1997] S16 E24 N24 W23 S8 W1 $ E1 N8 E25 N29 $.

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	0811	CONCRETE B	0	100	0	0	880.00	SF	5.20	5.20	100	1997	1997	3	75	3,432	
2	0510	GARAGE WD-	0	100	46	24	1,104.00	SF	35.00	35.00	100	2000	2000	3	29	11,206	
3	0812	CONCRETE C	0	100	0	0	1,763.00	SF	4.00	4.00	100	2000	2000	3	80	5,642	

LAND DESCRIPTION

TOTAL OB/XF 20,280

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	3.17	AC		1.00	1.00	1.00	25,000.00	25,000.00	79,250							

REVIEW DATE 10/09/2018 BY TWA Total Acres: 3.17 Total Land Value: 79,250 Market: 0 Agricultural: 0 Common: 79,250 PRINTED 08/02/2023 BY SYS