LOT 15
IN OR 716 PG 1732
SUNOWA SPRINGS #1 PB 4/75 & 76

COLBERT RANDY & SHELLY
11721 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

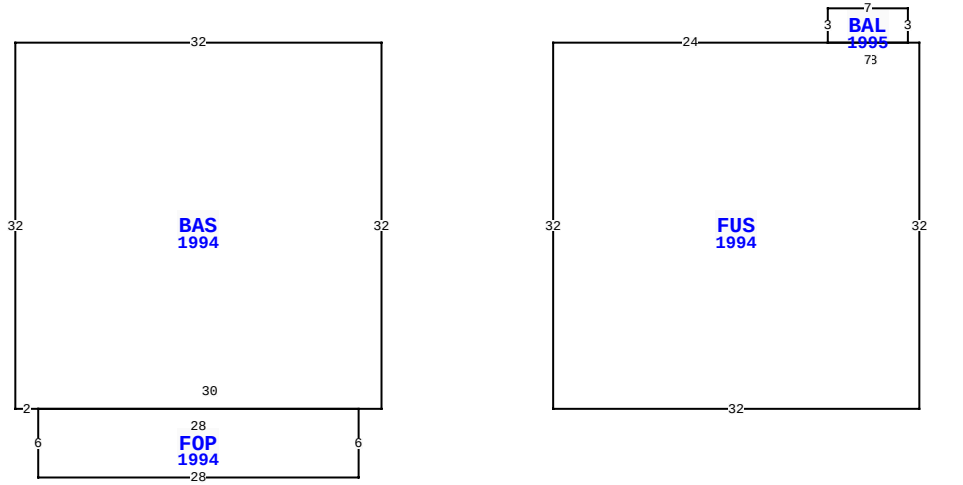
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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
BAL	21	15	3	245
BAS	1,024	100	1,024	83,592
FOP	168	30	50	4,082
FUS	1,024	100	1,024	83,592
TOTALS	2,237		2,101	171,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,101	101.9200	91.98	193,250	1994	1999	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 1995 Heated Area: 2048 HX Base Yr 1995



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		171,509
TOTAL MARKET OB/XF VALUE		8,085
TOTAL LAND VALUE - MARKET		98,700
TOTAL MARKET VALUE		278,294
SOH/AGL Deduction		144,115
ASSESSED VALUE		134,179
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,179
TOTAL JUST VALUE		278,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1700117	REPAIR/RRF	5,340	01/01/2017
B941067	NEW CONSTR	101,243	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0716/1732	10/26/1994	WD	Q	I		91,000
GRANTOR: NATL MED PRODUCTS						
GRANTEE: COLBERT RANDY & SHE						
0708/1298	7/07/1994	WD	U	V	06	15,600
GRANTOR: COLBERT RANDY & SHELL						
GRANTEE: NATL MEDICIAL PRODU						

11721 SUNOWA SPRINGS TR, BRYCEVILLE

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

BUILDING NOTES

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	3.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	8,085	

BUILDING DIMENSIONS

BAS=[YR=1994] W32 S32 E2 FOP=[YR=1994] S6 E28 N6 W28 $ E30 N32 $ PTR= E15 FUS=[YR=1994] E24 BAL=[YR=1995] N3 E7 S3 W7 $ E8 S32 W32 N32 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 8,085

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	2.82	AC		1.00	1.00	1.00	35,000.00	35,000.00	98,700							

REVIEW DATE 10/09/2018 BY TWA Total Acres: 2.82 Total Land Value: 98,700 Market: 0 Agricultural: 0 Common: 98,700 PRINTED 08/02/2023 BY SYS