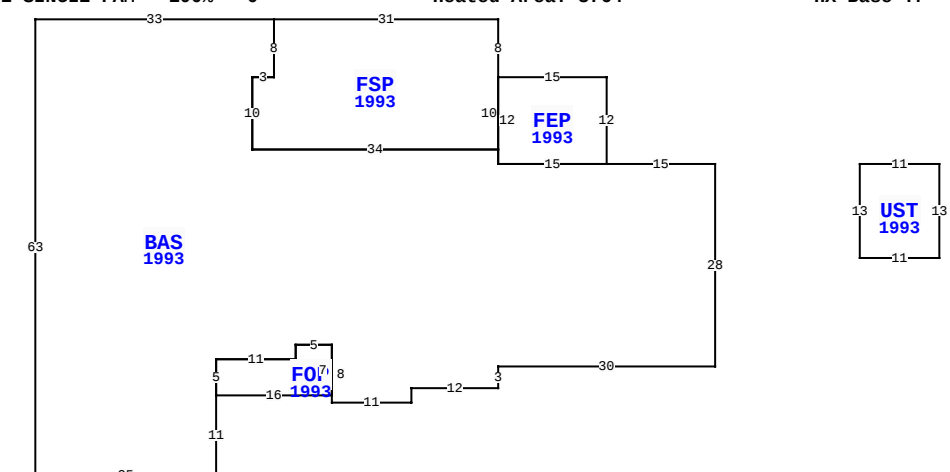


DEAN RICKI A & LISA M
11983 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

02-1S-24-1990-0025-0000

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	VALUATION BY		STANDARD											
Exterior Wall		20	FACE BRICK 100		0100	01	4,234	97.9440	88.39	374,243	1988	1993	0	0	21.75	78.25	Tax Group: 6		Tax Dist:										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 0												Heated Area: 3764		HX Base Yr		BUILDING MARKET VALUE		292,845						
Roof Cover		05	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE		87,672										
Interior Wall		03	DRYWALL 100														TOTAL LAND VALUE - MARKET		105,714										
Interior Floo		14	CARPET 80														TOTAL MARKET VALUE		486,231										
Interior Floo		08	SHT VINYL 20														SOH/AGL Deduction		185,791										
Air Condition		03	CENTRAL 100														ASSESSED VALUE		300,440										
Heating Type		04	AIR DUCTED 100														TOTAL EXEMPTION VALUE		HX HB		50,000								
Bedrooms			6 100														BASE TAXABLE VALUE		250,440										
Bathrooms			3 100														TOTAL JUST VALUE		486,231										
Frame		02	WOOD FRAME 100														NCON VALUE		79,800										
Stories			1. 1. 100														INCOME VALUE												
Units			0 100		PREVIOUS YEAR MKT VALUE		345,887																						
BUD8 Adjustme		06	DIST 1D 100																										
Occupancy		00	NONE 100																										
Quality		04	Quality Level 04																										
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	3,764	100	3,764	260,338																									
FEP	180	80	144	9,960																									
FOP	90	30	27	1,868																									
FSP	588	40	235	16,254																									
UST	143	45	64	4,427																									
TOTALS		4,765	4,234	292,845																									
EXTRA FEATURES					11983 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310														
2	0812	CONCRETE C	0 100	0	0	1,073.00	SF	4.00	4.00	100	1988	1988	3	57	2,446														
3	0510	GARAGE WD-	0 100	22	14	308.00	SF	35.00	35.00	100	1990	1990	3	20	2,156														
4	0681	POLE SHED	0 100	16	10	160.00	SF	15.00	15.00	100	1990	1990	3	20	480														
5	0681	POLE SHED	0 100	16	10	160.00	SF	15.00	15.00	100	1990	1990	3	20	480														
6	0861	POOL GUNIT	0 100	0	0	469.00	SF	85.00	85.00	100	2022	2022	3	100	39,865														
7	0855	CONC PAVER	0 100	0	0	1,081.00	SF	10.00	10.00	100	2022	2022	3	100	10,810														
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000														
9	0911	SCRN RM A	0 100	50	31	1,550.00	SF	17.50	17.50	100	2022	2022	3	100	27,125														
LAND DESCRIPTION										TOTAL OB/XF										87,672									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	8.39	AC		1.00	1.00	0.70	18,000.00	12,600.00	105,714												
REVIEW DATE 07/28/2022 BY TWWW Total Acres: 8.39 Total Land Value: 105,714 Market: 0 Agricultural: 0 Common: 105,714 PRINTED 08/02/2023 BY SYS																													