

LOT 26
IN OR 2250/1890
SUNOWA SPRINGS #1 PB 4/75 & 76

DEAN RICKEY N & BRANDI L/DEAN RICKI ALVIN
12021 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	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
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NEIGHBORHOOD/LOC	8011.00
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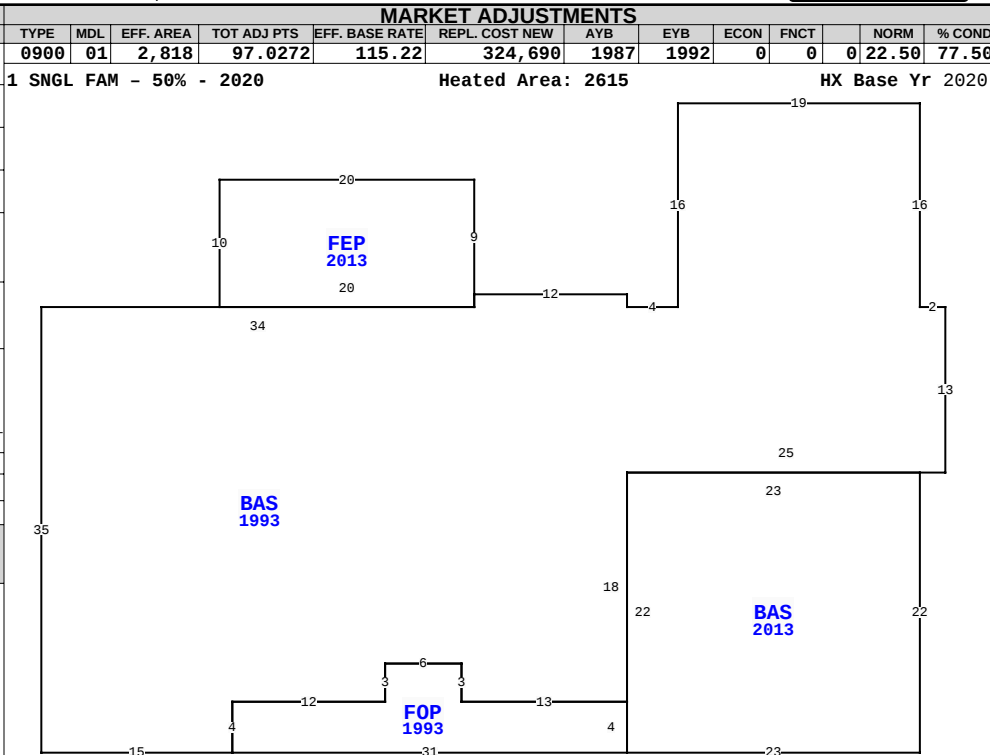
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,109	100	2,109	188,324
BAS	506	100	506	45,183
FEP	200	80	160	14,287
FOP	142	30	43	3,839

TOTALS	2,957		2,818	251,635
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	50	0	0	368.00	SF	6.50
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00
3	0200	BARN WD 0-	0	50	34	50	1,700.00	SF	20.00
4	0811	CONCRETE B	0	0	0	0	745.00	SF	5.20
5	0940	SHEDS/PORT	0	50	16	8	128.00	SF	30.00
6	0680	POLE SHED	0	50	16	6	96.00	SF	10.00
7	0812	CONCRETE C	0	50	0	0	1,889.00	SF	4.00
8	0812	CONCRETE C	0	50	90	36	3,240.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	50	0006	OR	0.00	0.00	9.60

REVIEW DATE	01/06/2020	BY	TW
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF															31,983
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
1	0810	CONCRETE A	0	50	0	0	368.00	SF	6.50	6.50	100	1987	1987	3	54.5
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64
3	0200	BARN WD 0-	0	50	34	50	1,700.00	SF	20.00	20.00	100	1988	1988	3	20
4	0811	CONCRETE B	0	0	0	0	745.00	SF	5.20	5.20	100	2002	2002	3	83
5	0940	SHEDS/PORT	0	50	16	8	128.00	SF	30.00	30.00	100	2003	2003	3	22
6	0680	POLE SHED	0	50	16	6	96.00	SF	10.00	10.00	100	2003	2003	3	36
7	0812	CONCRETE C	0	50	0	0	1,889.00	SF	4.00	4.00	100	2003	2003	3	84
8	0812	CONCRETE C	0	50	90	36	3,240.00	SF	4.00	4.00	100	2003	2003	3	84

TOTAL OB/XF															31,983
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
1	000115	C	SFR ACRES	50	0006	OR	0.00	0.00	9.60	AC	1.00	1.00	0.80	18,000.00	14,400.00

Total Acres:	9.60	Total Land Value:	138,240	Market:	0	Agricultural:	0	Common:	138,240
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		389,255	
TOTAL MARKET OB/XF VALUE		31,983	
TOTAL LAND VALUE - MARKET		138,240	
TOTAL MARKET VALUE		559,478	
SOH/AGL Deduction		188,204	
ASSESSED VALUE		371,274	
TOTAL EXEMPTION VALUE		HA HAB	50,000
BASE TAXABLE VALUE		321,274	
TOTAL JUST VALUE		559,478	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		397,694	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8708	TEMP POLE	0	11/01/2001
8709	NEW CONSTR	0	11/01/2001
B018952	NEW CONSTR	54,800	10/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2250/1890	1/09/2019	WD	Q	I	01	365,000
GRANTOR: HENG MARC & RENEE						
GRANTEE: DEAN RICKEY N & BRA						
1875/1637	8/20/2013	WD	Q	I	01	352,000
GRANTOR: FREELAND TIMOTHY O &						
GRANTEE: HENG MARC & RENEE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W2 N16 W19 S16 W4 N1 W12 FEP=[YR=2013] N9 W20 S10 E20 N1\$ S1 W34 S35 E15 FOP=[YR=1993] E31 BAS=[YR=2013] E23 N22 W23 S22\$ N4 W13 N3 W6 S3 W12 S4\$ N4 E12 N3 E6 S3 E13 N18 E25 N13\$.									

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