

LOT 27
OR 713/1874 & OR 767/1192
SUNOWA SPRINGS #1 PB 4/75 & 76

LAWRENCE WILLIAM LOUIS JR/WHITE MARSHA A
12057 SUNOWA SPRING TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0027-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																							
Exterior Wall	20	FACE BRICK 100	0100	01	2,537	115.2000	103.97	263,772	1986	2002	0	0	015.00	85.00	VALUATION SUMMARY																							
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 1998												Heated Area: 1890 HX Base Yr 1998																							
Roof Cover	12	MODULAR MT 100													VALUATION BY												STANDARD											
Interior Wall	05	DRYWALL 100													Tax Group: 6												Tax Dist:											
Interior Floo	11	CLAY TILE 50													BUILDING MARKET VALUE												224,206											
Interior Floo	12	HARDWOOD 50													TOTAL MARKET OB/XF VALUE												25,375											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												139,536											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												389,117											
Bedrooms	3	100													SOH/AGL Deduction												178,221											
Bathrooms	2	100													ASSESSED VALUE												210,896											
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Stories	1.	1. 100													BASE TAXABLE VALUE												160,896											
Units	0	100	TOTAL JUST VALUE												389,117																							
BUD8 Adjustme	06	DIST 1D 100	NCON VALUE												0																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 278,641																							
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	1,890	100	1,890	167,028																																		
FGR	900	55	495	43,745																																		
FOP	216	30	65	5,744																																		
FOP	290	30	87	7,688																																		
TOTALS			3,296	2,537	224,206																																	
EXTRA FEATURES			12057 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																					
2	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	1996	1996	3	73	949																						
3	0811	CONCRETE B	0	100	0	0	649.00	SF	5.20	5.20	100	2006	2006	3	88	2,970																						
4	0300	BOAT DCK W	0	100	0	0	72.00	SF	40.00	40.00	100	1996	1996	3	25	720																						
5	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	2006	2006	3	48	16,128																						
6	0680	POLE SHED	0	100	40	12	480.00	SF	10.00	10.00	100	2006	2006	3	48	2,304																						
7	0680	POLE SHED	0	100	40	12	480.00	SF	10.00	10.00	100	2006	2006	3	48	2,304																						
TOTAL OB/XF																	25,375																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	9.69	AC		1.00	1.00	0.80	18,000.00	14,400.00	139,536																					
REVIEW DATE 01/06/2020 BY TWX Total Acres: 9.69 Total Land Value: 139,536 Market: 0 Agricultural: 0 Common: 139,536 PRINTED 08/02/2023 BY SYS																																						