

LOT 28  
IN OR 489 PG 919  
SUNOWA SPRINGS #1 PB 4/75 & 76

MARTIN JOHN R & MIRANDA B  
12095 SUNOWA SPRINGS TRAIL  
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0028-0000



| 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  |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 12               | CEDAR 60         | 0900                  | 01                                  | 2,829     | 96.5952     | 114.71         | 324,515        | 1987           | 1992               | 0       | 0           | 0      | 18.00   | 82.00           |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 20               | FACE BRICK 40    | 1 SNGL FAM - 100% - 0 |                                     |           |             |                |                |                |                    |         |             |        |         |                 | Heated Area: 2280 |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100    |                       |                                     |           |             |                |                |                |                    |         |             |        |         |                 | HX Base Yr        |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100   |                       |                                     |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100      |                       |                                     |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 70        |                       |                                     |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 08               | SHT VINYL 30     |                       |                                     |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100      |                       |                                     |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100   |                       |                                     |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                      | 4                | 100              |                       |                                     |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                     | 3                | 100              |                       |                                     |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100   |                       |                                     |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                       | 2.               | 2. 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                    |                                     |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              | 8011.00          |                  |                       |                                     |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA          | SUBAREA MARKET VALUE                |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| BAL                                                                                                                                           | 155              | 15               | 23                    | 2,163                               |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| BAL                                                                                                                                           | 270              | 15               | 40                    | 3,762                               |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                           | 1,341            | 100              | 1,341                 | 126,137                             |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                           | 528              | 55               | 290                   | 27,278                              |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 155              | 30               | 46                    | 4,327                               |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 270              | 30               | 81                    | 7,619                               |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FST                                                                                                                                           | 60               | 55               | 33                    | 3,104                               |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FST                                                                                                                                           | 66               | 55               | 36                    | 3,387                               |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FUS                                                                                                                                           | 939              | 100              | 939                   | 88,325                              |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                        | 3,784            |                  | 2,829                 | 266,102                             |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                  |                       | 12095 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             | 2,695.00           |         | 1987        | 1987   | 3       | 64              | 1,725             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                             | 0811             | CONCRETE B       | 0                     | 100                                 | 0         | 0           |                | 803.00         | SF             | 5.20               |         | 1987        | 1987   | 3       | 54.5            | 2,276             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                             | 0940             | SHEDS/PORT       | 0                     | 100                                 | 16        | 17          |                | 272.00         | SF             | 30.00              |         | 1987        | 1987   | 3       | 20              | 1,632             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                             | 0940             | SHEDS/PORT       | 0                     | 100                                 | 16        | 5           |                | 80.00          | SF             | 30.00              |         | 1987        | 1987   | 3       | 20              | 480               |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                             | 0681             | POLE SHED        | 0                     | 100                                 | 0         | 0           |                | 800.00         | SF             | 15.00              |         | 2005        | 2005   | 3       | 44              | 5,280             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 6                                                                                                                                             | 0300             | BOAT DCK W       | 0                     | 100                                 | 0         | 0           |                | 478.00         | SF             | 40.00              |         | 2019        | 2019   | 3       | 93              | 17,782            |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTAL OB/XF                                                                                                                                   |                  |                  |                       |                                     |           |             |                |                |                |                    |         |             |        |         |                 |                   | 29,175     |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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           | 8.53           | AC                 |         | 1.00        | 1.00   | 0.80    | 18,000.00       | 14,400.00         | 122,832    |                             |      |                        |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 06/17/2021 BY TWA Total Acres: 8.53 Total Land Value: 122,832 Market: 0 Agricultural: 0 Common: 122,832 PRINTED 08/02/2023 BY SYS |                  |                  |                       |                                     |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |