

LOT 29
IN OR 653/412
SUNOWA SPRINGS UNIT 1

SPEARRIN RAYMOND L & CANDIENCE
12131 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0029-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND														
Exterior Wall	20	FACE BRICK 100	0900	01	2,641	93.5712	111.12	293,468	1989	1989	0	0	0	24.15	75.85														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0														Heated Area: 2168												
Roof Cover	03	COMP SHNGL 100															HX Base Yr												
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 90																											
Interior Floo	11	CLAY TILE 10																											
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																											
BUD8 Adjustme	06	DIST 1D 100																											
Occupancy	00	NONE 100																											
Quality			01	Quality Level 01																									
DOR CODE			5000IMPROVED AG																										
MAP NUM			MKT AREA														08												
NEIGHBORHOOD/LOC			8011.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,168	100	2,168	182,729																									
FGR	648	55	356	30,006																									
FOP	30	30	9	759																									
FOP	361	30	108	9,103																									
TOTALS			3,207		2,641	222,595																							
EXTRA FEATURES			12131 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	0681	POLE SHED	0 100	30	24	720.00	SF	15.00	15.00	100	1987	1987	3	20	2,160														
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380														
3	0811	CONCRETE B	0 100	0	0	828.00	SF	5.20	5.20	100	1990	1990	3	62	2,669														
LAND DESCRIPTION																	TOTAL OB/XF 7,209												
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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000												
2	005501	A	TIMB2-2 SI	0			0.00	0.00	7.44	AC		1.00	1.00	1.00	540.00	540.00	4,018												
3	009910	M	MKT.VAL.AG	0			0.00	0.00	7.44	AC		1.00	1.00	1.00	19,000.00	19,000.00	141,360												
REVIEW DATE 10/10/2018 BY TWA Total Acres: 8.44 Total Land Value: 39,018 Market: 141,360 Agricultural: 4,018 Common: 35,000 PRINTED 08/02/2023 BY SYS																													

VALUATION BY

Tax Group: 6

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

236,953

7,209

176,360

283,180

126,554

156,626

50,000

106,626

420,522

0

216,385

PERMIT NUM

DESCRIPTION

AMT

ISSUED

2476

H/AC

3,000

03/01/1988

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0653/0412

3/30/1992

QC

U

I

01

100

GRANTOR: SPEARRIN RAY

GRANTEE: SPEARRIN RAY & C

0348/0237

11/01/1981

WD

Q

V

18,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 FOP=[YR=1993] W19 S19 E19 N19 \$ S19 W19 S12

FGR=[YR=1993] S24 E27 N24 W27 \$ E27 S10 E12 FOP=[YR=1993] E5

N6 W5 S6 \$ N6 E5 S6 E25 N41 \$.

SPEARRIN RAYMOND L & CANDIENCE
12131 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

02-1S-24-1990-0029-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

15

CONC BLOCK 80

Exterior Wall

19

COMMON BRK 20

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

03

CONC FINSH 100

Air Condition

99

N/A 100

Heating Type

N/A 100

Bedrooms

0 100

Bathrooms

1 100

Frame

03

MASONRY 100

Stories

1.

1. 100

Units

0 100

BUD8 Adjustme

06

DIST 1D 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

5000

IMPROVED AG

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8011.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

896

100

896

14,359

TOTALS

896

896

14,358

EXTRA FEATURES

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

LAND DESCRIPTION

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

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT EFF. BASE RATE

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

2 GARAGE RES - 100% - 0

Heated Area: 896

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/16/2023

MLU

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

PAGE 2 of 2

6

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

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SALES DATA

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SALE PRICE

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3/30/1992

QC

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GRANTOR: SPEARRIN RAY

GRANTEE: SPEARRIN RAY & C

0348/0237

11/01/1981

WD

Q

V

18,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S32 E28 N32 \$.

REVIEW DATE

10/10/2018

BY

TWA

Total Acres: 8.44

Total Land Value: 39,018

Market: 141,360

Agricultural: 4,018

Common: 35,000

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