LOT 30
SUNOWA SPRINGS 1 PB 4/75 & 76

WATTS DYLAN T & COLLEEN S
12131 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Conditioning	CD	N/A 100
Heating Type		N/A 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

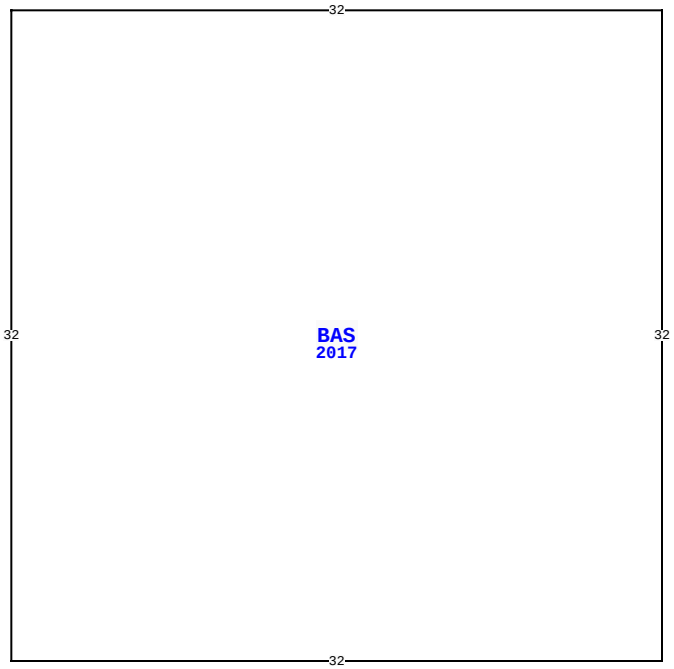
DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	56,628
TOTALS	1,024		1,024	56,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,024	112.8600	56.43	57,784	2017	2017	0	0	0	2.00	98.00

1 ACCESORY U – 0% - 0 Heated Area: 1024 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

SUNOWA SPRINGS TR, BRYCEVILLE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	56,628
TOTAL MARKET OB/XF VALUE	4,095
TOTAL LAND VALUE - MARKET	168,130
TOTAL MARKET VALUE	94,649
SOH/AGL Deduction	14,680
ASSESSED VALUE	79,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,969
TOTAL JUST VALUE	228,853
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632865	XFOB 32X32	0	08/31/2016
B162754	GARAGE	0	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/0119	1/27/2021	QC	U	I	11	100
GRANTOR: SPEARRIN RAYMOND L &						
GRANTEE: WATTS DYLAN T & COL						
0482/0545	2/01/1986	WD	Q	V		19,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W32 S32 E32 N32$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	0	32	22	704.00	SF	5.20	5.20	100	2019	2019	3	99	3,624	
3	0461	IRON FENCE	0	0	14	4	56.00	SF	8.50	8.50	100	2019	2019	3	99	471	

LAND DESCRIPTION

TOTAL OB/XF 4,095

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	7.27	AC		1.00	1.00	1.00	540.00	540.00	3,926							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	7.27	AC		1.00	1.00	1.00	19,000.00	19,000.00	138,130							

REVIEW DATE 01/06/2020 BY TWX Total Acres: 8.27 Total Land Value: 33,926 Market: 138,130 Agricultural: 3,926 Common: 30,000 PRINTED 08/02/2023 BY SYS