

LOT 32
IN OR 1451/952
SUNOWA SPRINGS #1 PB 4/75 & 76

CREPEAU RONALD J
12209 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0032-0000



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	05	AVERAGE 100								0100	01	1,809	106.0000	95.66	173,049	1983	1983	0	0	0	17.00	83.00																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2007										Heated Area: 1803										HX Base Yr 2007									
Roof Cover	03	COMP SHNGL 100								50 24 7 3 17 27 48 26 BAS 1993 FOP 1993																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 90																																					
Interior Floo	08	SHT VINYL 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		4 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
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	1,803	100	1,803	143,154																																			
FOP	21	30	6	476																																			
TOTALS		1,824	1,809	143,631																																			
EXTRA FEATURES										12209 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	3,500.00	3,500.00	100	1980	1980	3	49	1,715																								
2	0510	GARAGE WD-	0 100	12	23	276.00	SF	35.00	35.00	100	1993	1993	3	20	1,932																								
3	0680	POLE SHED	0 100	7	12	84.00	SF	10.00	10.00	100	1993	1993	3	20	168																								
4	0680	POLE SHED	0 100	7	12	84.00	SF	10.00	10.00	100	1993	1993	3	20	168																								
5	0812	CONCRETE C	0 100	0	0	1,148.00	SF	4.00	4.00	100	1993	1993	3	68	3,123																								
LAND DESCRIPTION										TOTAL OB/XF										7,106																			
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	7.87	AC		1.00	1.00	0.80	18,000.00	14,400.00	113,328																						
REVIEW DATE 10/10/2018 BY TWA Total Acres: 7.87 Total Land Value: 113,328 Market: 0 Agricultural: 0 Common: 113,328 PRINTED 08/02/2023 BY SYS																																							