LOT 34
IN OR 852/1730
SUNOWA SPRINGS #1 PB 4/75 & 76

POWELL FRED W & CHERYL D
12269 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0034-0000

BUILDING CHARACTERISTICS

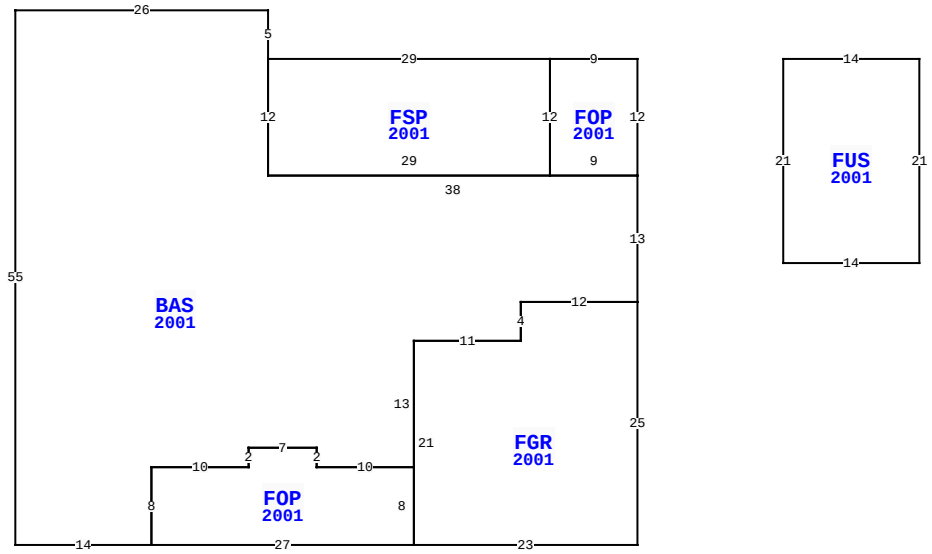
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,113	100	2,113	175,938
FGR	531	55	292	24,313
FOP	108	30	32	2,665
FOP	230	30	69	5,745
FSP	348	40	139	11,573
FUS	294	100	294	24,480
TOTALS	3,624		2,939	244,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,939	109.5100	98.83	290,461	2001	2001	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2002 Heated Area: 2407 HX Base Yr 2002



12269 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		244,713
TOTAL MARKET OB/XF VALUE		6,118
TOTAL LAND VALUE - MARKET		215,992
TOTAL MARKET VALUE		466,823
SOH/AGL Deduction		245,289
ASSESSED VALUE		221,534
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,534
TOTAL JUST VALUE		466,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005436	NEW POOL	78,821	04/26/2023
B007481	NEW CONSTR	152,000	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0852/1730	10/19/1998	WD	Q	V		50,000
GRANTOR: STRINGER DAVID A & PA						
GRANTEE: POWELL FRED & CHERY						
0541/0702	4/25/1988	WD	Q	V		35,000
GRANTOR: WALTER WILLIAMS						
GRANTEE: STRINGER DAVID A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W9 FSP=[YR=2001] W29 BAS=[YR=2001] N5 W26 S55 E14 FOP=[YR=2001] E27 FGR=[YR=2001] E23 N25 W12 S4 W11 S21 $ N8 W10 N2 W7 S2 W10 S8 $ N8 E10 N2 E7 S2 E10 N13 E11 N4 E12 N13 W38 N12 $ S12 E29 N12 $ S12 E9 N12 $ PTR= E15 FUS=[YR=2001] E14 S21 W14 N21 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	729.00	SF	5.20	5.20	100	2001	2001	3	82	3,108	

LAND DESCRIPTION

TOTAL OB/XF 6,118

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	22.04	AC		1.00	1.00	0.70	14,000.00	9,800.00	215,992							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 22.04 Total Land Value: 215,992 Market: 0 Agricultural: 0 Common: 215,992 PRINTED 08/02/2023 BY SYS