

LOT 38
IN OR 1292/525
SUNOWA SPRINGS #1 PB 4/75 & 76

MORRELL RONALD L & MARSHA L
12355 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8011.00
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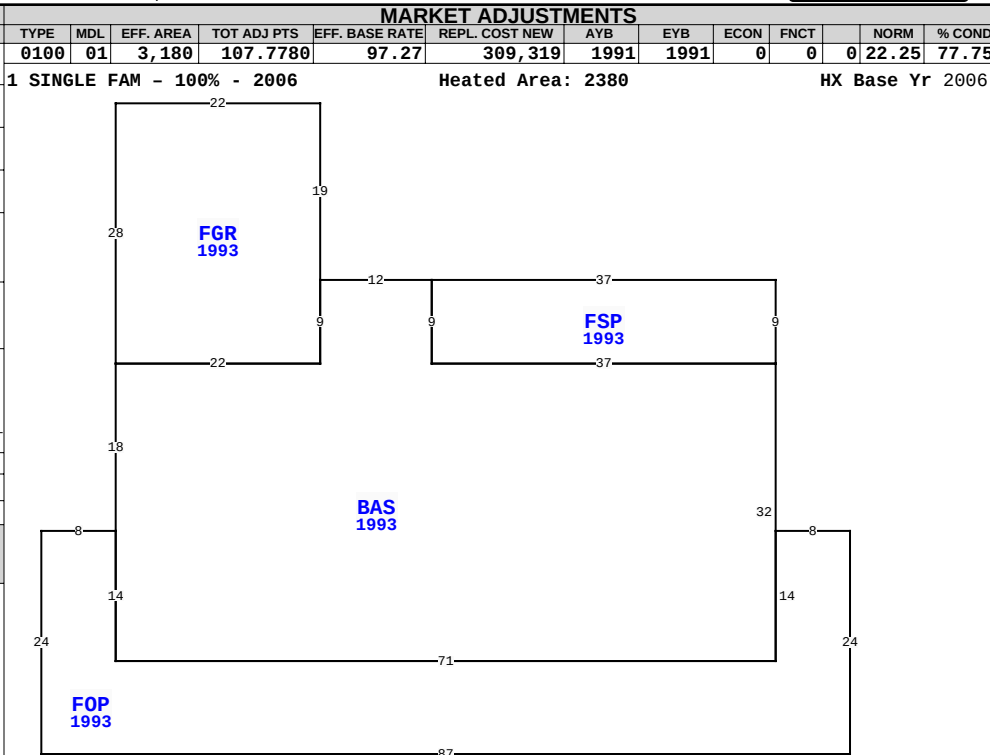
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,380	100	2,380	179,994
FGR	616	55	339	25,638
FOP	1,094	30	328	24,806
FSP	333	40	133	10,059

TOTALS	4,423		3,180	240,496
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	13.20
4	0510	GARAGE WD-	0	100	36	30	1,080.00	SF	35.00
5	0812	CONCRETE C	0	100	0	0	1,406.00	SF	4.00
6	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00
7	0855	CONC PAVER	0	100	0	0	1,028.00	SF	10.00
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,500.00
9	0530	STBL WD	0	100	54	18	972.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.35

REVIEW DATE	10/10/2018	BY	TWA
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12355 SUNOWA SPRINGS TR, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1991	1991	3	72	2,520	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	13.20	13.20	100	1991	1991	3	20	211	
4	0510	GARAGE WD-	0	100	36	30	1,080.00	SF	35.00	35.00	100	1992	1992	3	20	7,560	
5	0812	CONCRETE C	0	100	0	0	1,406.00	SF	4.00	4.00	100	1999	1999	3	79	4,443	
6	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2005	2005	3	44	14,661	
7	0855	CONC PAVER	0	100	0	0	1,028.00	SF	10.00	10.00	100	2005	2005	3	87	8,944	
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2005	2005	3	27	405	
9	0530	STBL WD	0	100	54	18	972.00	SF	30.00	30.00	100	2002	2002	3	32	9,331	

TOTAL OB/XF													48,075		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA			
06	OR	0.00	0.00	3.35	AC		1.00	1.00	1.00	25,000.00	25,000.00				

Total Acres: 3.35	Total Land Value: 83,750	Market: 0	Agricultural: 0	Common: 83,750
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										240,496	
TOTAL MARKET OB/XF VALUE										48,075	
TOTAL LAND VALUE - MARKET										83,750	
TOTAL MARKET VALUE										372,321	
SOH/AGL Deduction										176,677	
ASSESSED VALUE										195,644	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										145,644	
TOTAL JUST VALUE										372,321	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										285,763	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15247	SWIM POOL	30,000	02/01/2005
E951689	NEW CONSTR	0	03/01/1995
7839	GARAGE	18,360	02/11/1992
3857	NEW CONSTR	7,835	03/23/1990
6069	NEW CONSTR	95,515	10/19/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1292/0525	2/02/2005	WD	Q	I		265,000	
GRANTOR: PIPPIN WILLIAM M & SH							
GRANTEE: MORRELL RONALD L &							
0512/1096	3/13/1987	WD	Q	V		18,500	
GRANTOR: WALTER WMS & SONS							
GRANTEE: PIPPIN WM & SHERRY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=1993] W37 BAS=[YR=1993] W12 FGR=[YR=1993] N19 W22 S28 E22 N9\$ S9 W22 S18 FOP=[YR=1993] W8 S24 E87 N24 W8 S14 W71 N14\$ S14 E71 N32 W37 N9\$ S9 E37 N9\$.									