

LOT 43
IN OR 357 PG 769
SUNOWA SPRINGS UNIT 1

SIEG ROBERT H & PENELOPE W
12507 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 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	1,080	100	1,080	88,887
FGR	480	55	264	21,728
FUS	1,080	100	1,080	88,887
UOP	760	20	152	12,510
TOTALS	3,400		2,576	212,013

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	0510	GARAGE WD-	0	100	0	0			1,600.00	SF	35.00				11,200	
2	0812	CONCRETE C	0	100	0	0			1,218.00	SF	4.00				4,482	

LAND DESCRIPTION			TOTAL OB/XF 15,682													
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
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.31	AC		1.00	1.00	1.00	35,000.00	35,000.00

REVIEW DATE 10/10/2018 BY TWA Total Acres: 2.31 Total Land Value: 80,850 Market: 0 Agricultural: 0 Common: 80,850 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY				
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6				
0100	01	2,576	113.2800	102.24	263,370	1983	1983	0	0	0	19.50	80.50				

1 SINGLE FAM - 100% - 0

Heated Area: 2160

HX Base Yr

1036202424

BAS1993

UOP1993

362420

FGR1993

3636

FUS1993

BLD DATE		LGL DATE	06/13/2022	ML
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12507 SUNOWA SPRINGS TR, BRYCEVILLE												06/13/2023 MLU			
EXTRA FEATURES												BUILDING NOTES			
												BUILDING DIMENSIONS			
												FGR=[YR=1993] W20 BAS=[YR=1993] W36 UOP=[YR=1993] W10 S40 E46			
												N10 W36 N30 \$ S30 E36 N30\$ S24 E20 N24 \$ PTR=E15			
												FUS=[YR=1993] E30 S36 W30 N36\$ W15\$.			