LOT 48
IN OR 1865/1726
SUNOWA SPRINGS #1 PB 4/75 & 76

IRIZARRY TERESA M
12627 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

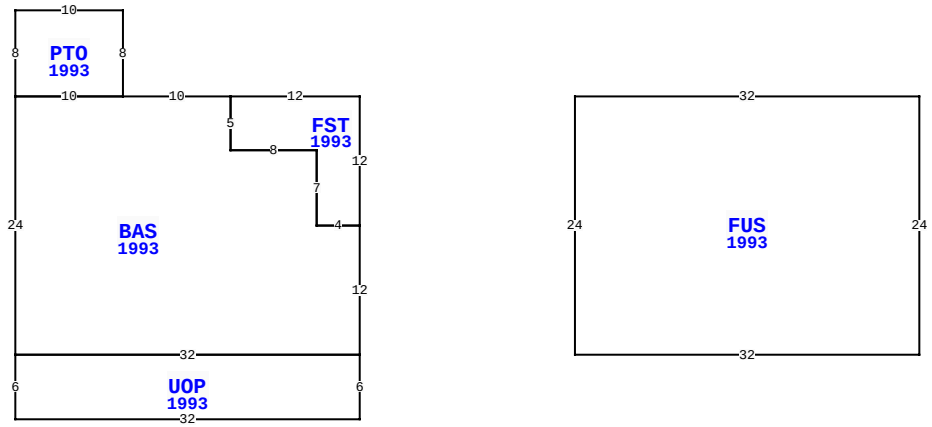
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	680	100	680	58,424
FST	88	55	48	4,124
FUS	768	100	768	65,985
PTO	80	5	4	343
UOP	192	20	38	3,265
TOTALS	1,808		1,538	132,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,538	111.9960	101.08	155,461	1991	1991	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1448 HX Base Yr 2014



12627 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		132,142
TOTAL MARKET OB/XF VALUE		5,040
TOTAL LAND VALUE - MARKET		102,550
TOTAL MARKET VALUE		239,732
SOH/AGL Deduction		121,604
ASSESSED VALUE		118,128
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,128
TOTAL JUST VALUE		239,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6885	NEW CONSTR	53,192	12/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1865/1726	6/28/2013	WD	Q	I	02	100,000
GRANTOR: NAVY FEDERAL CREDIT U						
GRANTEE: IRIZARRY TERESA M						
1807/0780	8/14/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: NAVY FEDERAL CREDIT						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W10 PTO=[YR=1993] N8 W10 S8 E10$ W10 S24 UOP=[YR=1993] S6 E32 N6 W32$ E32 N12 W4 N7 W8 N5$ S5 E8 S7 E4 N12$ PTR= E20 FUS=[YR=1993] E32 S24 W32 N24$ W20$.

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	1991	1991	3	72	2,520	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 5,040

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	2.93	AC		1.00	1.00	1.00	35,000.00	35,000.00	102,550							

REVIEW DATE 10/11/2018 BY TWA Total Acres: 2.93 Total Land Value: 102,550 Market: 0 Agricultural: 0 Common: 102,550 PRINTED 08/02/2023 BY SYS