LOT 52
SUNOWA SPRINGS #1 PB 4/75 & 76

KOHN JOANN DENISE
12721 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0052-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SUNOWA SPRINGS TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,700
TOTAL MARKET VALUE	70,700
SOH/AGL Deduction	0
ASSESSED VALUE	70,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,700
TOTAL JUST VALUE	70,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2626/0924	3/17/2023	WD	Q	V	02	95,000
GRANTOR: CUNNINGHAM KEITH A &						
GRANTEE: KOHN JOANN DENISE						
2575/1621	7/05/2022	WD	Q	V	01	89,000
GRANTOR: CELEBRE JOSEPH & LEST						
GRANTEE: CUNNINGHAM KEITH A						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	2.02	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,700							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 2.02 Total Land Value: 70,700 Market: 0 Agricultural: 0 Common: 70,700 PRINTED 08/02/2023 BY SYS