



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 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	1,848	100	1,848	149,519
FGR	1,015	55	558	45,147
TOTALS	2,863		2,406	194,667

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987
2	0810	CONCRETE A	0 100	13	15	195.00	SF	6.50	6.50	100	1993
3	0811	CONCRETE B	0 100	0	0	900.00	SF	5.20	5.20	100	1995
4	0755	FSP	0 100	12	10	120.00	SF	6.00	6.00	100	2000
5	0752	USP	0 100	22	12	264.00	SF	15.00	15.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.51	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,406	106.7220	96.32	231,746	1987	1987	0	0	0 16.00	84.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1848 HX Base Yr 2022											
TOTALS	2,863		2,406								

12887 SUNOWA SPRINGS TR, BRYCEVILLE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		194,667	
TOTAL MARKET OB/XF VALUE		9,705	
TOTAL LAND VALUE - MARKET		87,850	
TOTAL MARKET VALUE		292,222	
SOH/AGL Deduction		61,378	
ASSESSED VALUE		230,844	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		180,844	
TOTAL JUST VALUE		292,222	
NCON VALUE		144	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		224,251	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94889	GARAGE	17,655	03/01/1994
5435	NEW CONSTR	3,000	01/17/1989
5640	NEW CONSTR	1,700	01/17/1989
2879	H/AC	3,500	01/17/1989
3357	NEW CONSTR	0	01/17/1989
3180	NEW CONSTR	47,142	02/01/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2520/0440	11/16/2021	WD	U	I	11
GRANTOR: ROUSE VENUS & FREDERI					
GRANTEE: ROUSE FREDERICK ROB					
2482/0195	7/26/2021	FJ	U	I	11
GRANTOR: SUTHERLAND BARBARA L					
GRANTEE: ROUSE VENUS & KAY U					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W62 FGR=[YR=1994] W35 S29 E35 N29\$ S29 E12 S2 E25 N2 E25 N29 \$.											