

LOT 58
IN OR 808/1783
SUNOWA SPRINGS #1 PBK 4/75

MORGAN MARK LEE & JUDITH B
12943 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009-1503

2023

02-1S-24-1990-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,628	100	1,628	118,623
FEP	308	80	246	17,925
FGR	844	55	464	33,809
FOP	42	30	13	947
FUS	448	100	448	32,643

TOTALS	3,270		2,799	203,948
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	2,186.00	SF	4.00	4.00	
3	0812	CONCRETE C	0	100	0	0	1,269.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.99	AC	

REVIEW DATE 10/11/2018 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,799	112.9920	101.98	285,442	1981	1981	0	0	28.55	71.45
1 SINGLE FAM - 100% - 2010 Heated Area: 2076 HX Base Yr 2010											
12943 SUNOWA SPRINGS TR, BRYCEVILLE											

TOTAL OB/XF											
12,623											

TOTAL OB/XF											
12,623											

Total Acres: 1.99 Total Land Value: 69,650 Market: 0 Agricultural: 0 Common: 69,650

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			243,830
TOTAL MARKET OB/XF VALUE			12,623
TOTAL LAND VALUE - MARKET			69,650
TOTAL MARKET VALUE			326,103
SOH/AGL Deduction			135,119
ASSESSED VALUE			190,984
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			140,984
TOTAL JUST VALUE			326,103
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			278,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000926	GARAGE	110,208	02/01/2018
6200	ADDITION	40,510	01/05/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0808/1783	10/07/1997	QC	U	I	06	100	
GRANTOR: MORGAN JUDITH B							
GRANTEE: MORGAN MARK & JUDIT							
0778/1664	12/09/1996	QC	U	I	06	100	
GRANTOR: MORGAN MARK LEE							
GRANTEE: MORGAN JUDITH B							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 N3 W16 FEP=[YR=2018] N11 W28 S11 E28\$ W28 N11 W26 S15 FGR=[YR=2018] S24 E26 N4 E11 N20 W37 \$ E37 S22 E13 FOP=[YR=1993] S7 E6 N7 W6\$ E20 N2 E16 N21\$ PTR= E20 FUS=[YR=1993] E32 S14 W32 N14\$ W20\$.											

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