

LOT 60
IN OR 839/1904
SUNOWA SPRINGS #1 PBK 4/75

MORRIS ROBERT C & MELINDA J
12977 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0060-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8011.00
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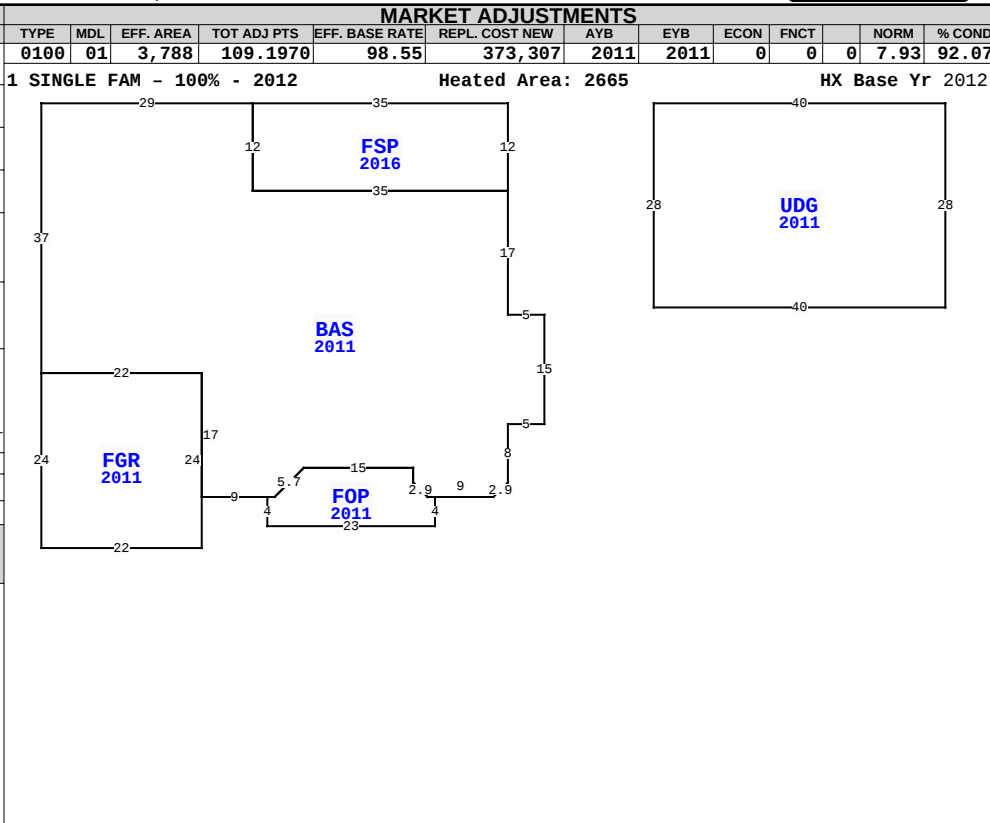
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,665	100	2,665	241,809
FGR	528	55	290	26,314
FOP	162	30	49	4,446
FSP	420	40	168	15,243
UDG	1,120	55	616	55,893

TOTALS	4,895		3,788	343,704
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	24	21	504.00	SF	5.20	5.20
2	0812	CONCRETE C	0 100	0	0	2,242.00	SF	4.00	4.00
3	0855	CONC PAVER	0 100	0	0	420.00	SF	7.00	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.10

REVIEW DATE	10/11/2018	BY	TWA
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12977 SUNOWA SPRINGS TR, BRYCEVILLE

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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	343,704								
TOTAL MARKET OB/XF VALUE	13,868								
TOTAL LAND VALUE - MARKET	73,500								
TOTAL MARKET VALUE	431,072								
SOH/AGL Deduction	282,216								
ASSESSED VALUE	148,856								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	98,856								
TOTAL JUST VALUE	431,072								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	354,197								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007432	24X30 GARAGE	47,865	06/09/2023
B24080	CO ISSUED	0	12/16/2011
B25286	ADDITION	1,500	11/01/2011
M16040	H/AC	0	03/01/2011
E23097	NEW CONSTR	0	12/01/2010
P14557	NEW CONSTR	0	12/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0839/1904	7/06/1998	WD	Q	V		23,500	
GRANTOR: WILLIAMS BENJAMIN W							
GRANTEE: MORRIS ROBERT & MEL							
0472/0720	11/01/1985	WD	Q	V		11,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2016] W35 BAS=[YR=2011] W29 S37 FGR=[YR=2011] S24 E22 N24 W22\$ E22 S17 E9 FOP=[YR=2011] S4 E23 N4 W1 U2 L2 N2 W15 D4 L4 W1\$ E1 U4 R4 E15 S2 D2 R2 E9 U2 R2 N8 E5 N15 W5 N17 W35 N12\$ S12 E35 N12\$ PTR=E20 UDG=[YR=2011] E40 S28 W40 N28\$ W20\$.									