LOT 61
IN OR 546/467
SUNOWA SPRINGS #1 PBK 4/75

BYLES WILSON W III & BRENDA K
11500 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

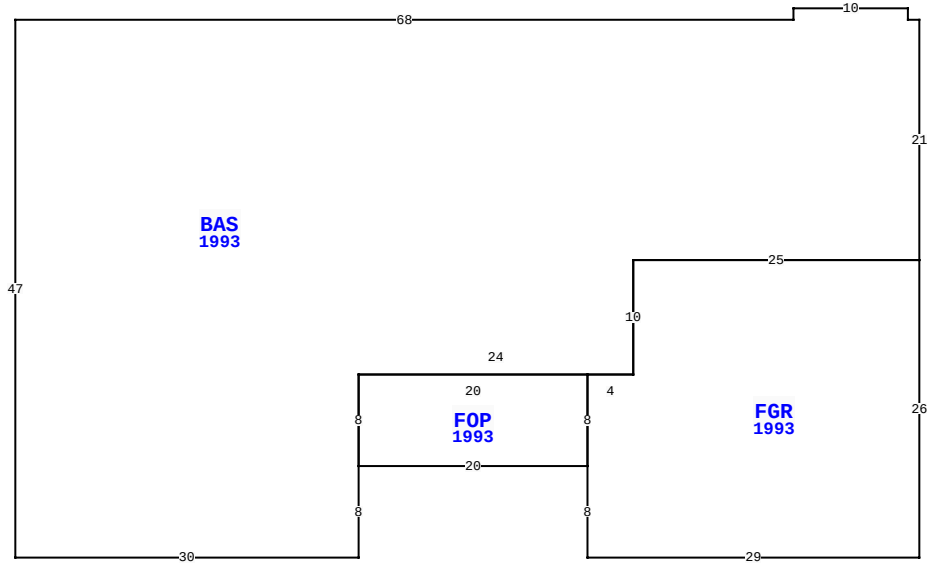
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,689	100	2,689	193,330
FGR	714	55	393	28,256
FOP	160	30	48	3,451
TOTALS	3,563		3,130	225,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,130	105.8000	95.48	298,852	1988	1988	0	0	0	24.70	75.30

1 SINGLE FAM – 100% - 0 Heated Area: 2689 HX Base Yr



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

11500 SUNOWA SPRINGS TR, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		225,036
TOTAL MARKET OB/XF VALUE		31,003
TOTAL LAND VALUE - MARKET		77,250
TOTAL MARKET VALUE		333,289
SOH/AGL Deduction		157,581
ASSESSED VALUE		175,708
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,708
TOTAL JUST VALUE		333,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632732	CARPORT	48,212	08/31/2016
2622	H/AC	2,224	06/27/1988
3105	NEW CONSTR	0	06/27/1988
4996	NEW CONSTR	93,393	06/27/1988
5176	NEW CONSTR	2,600	06/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0546/0467	6/24/1988	WD	Q	V		20,800
GRANTOR: CULBRETH JOHN D						
GRANTEE: BYLES WILSON W III						
0314/0665	5/01/1980	WD	U	V		14,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N1 W10 S1 W68 S47 E30 N8 FOP=[YR=1993] E20
FGR=[YR=1993] S8 E29 N26 W25 S10 W4 S8 $ N8 W20 S8 $ N8 E24
N10 E25 N21 $.

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	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	100	1988	1988	3	57	1,853	
2	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	1995	1995	3	24	6,048	
3	0940	SHEDS/PORT	0	100	0	0	200.00	SF	30.00	30.00	100	1995	1995	3	20	1,200	
4	0350	CARPORT WD	0	100	60	36	2,160.00	SF	13.00	13.00	100	2016	2016	3	78	21,902	

LAND DESCRIPTION

TOTAL OB/XF 31,003

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	3.09	AC		1.00	1.00	1.00	25,000.00	25,000.00	77,250							

REVIEW DATE 10/11/2018 BY TWA Total Acres: 3.09 Total Land Value: 77,250 Market: 0 Agricultural: 0 Common: 77,250 PRINTED 08/02/2023 BY SYS