LOT 63
IN OR 2165/324
SUNOWA SPRINGS #1 PBK 4/75

JAMES CHERYL R & CLIFFORD A/JAMES LAWRENCE R
11356 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

**2023**

**02-1S-24-1990-0063-0000**

## BUILDING CHARACTERISTICS

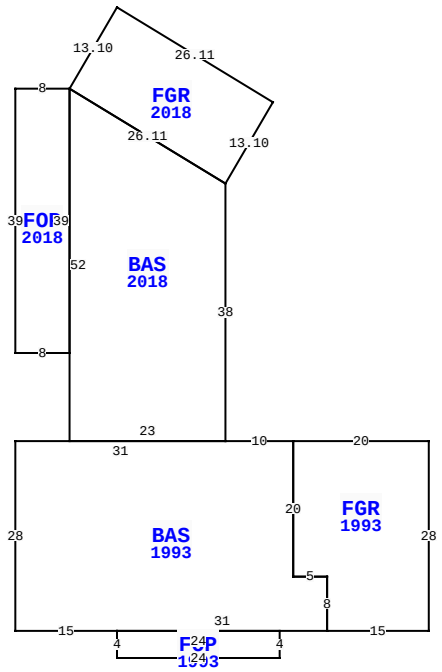
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD ON PLY 60 |
| Exterior Wall | 20 | FACE BRICK 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 1,188 | 100 | 1,188 | 93,427 |
| BAS | 1,035 | 100 | 1,035 | 81,395 |
| FGR | 520 | 55 | 286 | 22,492 |
| FGR | 374 | 55 | 206 | 16,200 |
| FOP | 96 | 30 | 29 | 2,281 |
| FOP | 312 | 30 | 94 | 7,392 |
| TOTALS | 3,525 | | 2,838 | 223,186 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,838 | 107.2512 | 96.79 | 274,690 | 1979 | 1997 | 0 | 0 | 0 | 18.75 | 81.25 |

1 SINGLE FAM – 100% - 2018 Heated Area: 2223 HX Base Yr 2018




11356 SUNOWA SPRINGS TR, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 231,653 |
| TOTAL MARKET OB/XF VALUE | | 11,641 |
| TOTAL LAND VALUE - MARKET | | 63,700 |
| TOTAL MARKET VALUE | | 306,994 |
| SOH/AGL Deduction | | 125,029 |
| ASSESSED VALUE | | 181,965 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 131,965 |
| TOTAL JUST VALUE | | 306,994 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 269,046 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1702321 | ADDITION | 151,148 | 04/12/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2165/0324 | 11/27/2017 | WD | U | I | 11 | 100 |
| GRANTOR: JAMES CHERYL R & CLIF | | | | | | |
| GRANTEE: JAMES CHERYL R & CL | | | | | | |
| 2103/0297 | 1/04/2017 | QC | U | I | 11 | 17,200 |
| GRANTOR: JAMES CHERYL R & CLIF | | | | | | |
| GRANTEE: JAMES CHERYL R & CL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W10 BAS=[YR=2018] N38
FGR=[YR=2018] R7 U12 U14 L23 L7 D12 FOP=[YR=2018] W8
S39 E8 N39$ D14 R23 $ L23 U14 S52 E23$ W31 S28 E15
FOP=[YR=1993] S4 E24 N4 W24$ E31 N8 W5 N20 $ S20 E5 S8 E15
N28 $ .

## 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 | 320.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 728 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 180.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 410 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 24 | 14 | 336.00 | SF | 10.00 | 10.00 | 100 | 1994 | 1994 | 3 | 20 | 672 | |
| 4 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,633.00 | SF | 4.00 | 4.00 | 100 | 1994 | 1994 | 3 | 70 | 7,372 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 39 | 10 | 390.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 2,459 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,641

| 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 | 1.82 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 63,700 | | | | | | | |

REVIEW DATE 10/11/2018 BY TWA Total Acres: 1.82 Total Land Value: 63,700 Market: 0 Agricultural: 0 Common: 63,700 PRINTED 08/02/2023 BY SYS

LOT 63
IN OR 2165/324
SUNOWA SPRINGS #1 PBK 4/75

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BRYCEVILLE, FL 32009

**2023**

**02-1S-24-1990-0063-0000**

## BUILDING CHARACTERISTICS

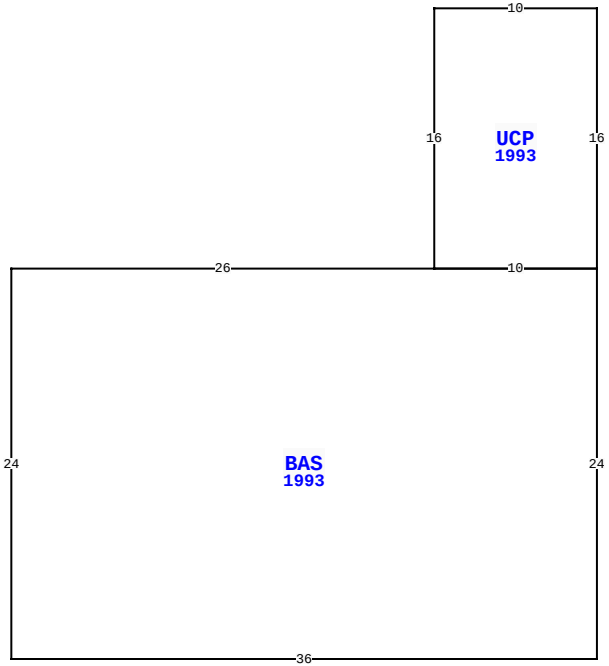
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 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 | 864 | 100 | 864 | 8,165 |
| UCP | 160 | 20 | 32 | 303 |
| TOTALS | 1,024 | | 896 | 8,467 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 896 | 54.0000 | 18.90 | 16,934 | 1987 | 1987 | 0 | 0 | 0 | 50.00 | 50.00 |

2 GARAGE RES – 100% - 2018 Heated Area: 864 HX Base Yr 2018




11356 SUNOWA SPRINGS TR, BRYCEVILLE

| | | | |
|---|---|---|---|
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## NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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| GRANTEE: JAMES CHERYL R & CL | | | | | | |
| 2103/0297 | 1/04/2017 | QC | U | I | 11 | 17,200 |
| GRANTOR: JAMES CHERYL R & CLIF | | | | | | |
| GRANTEE: JAMES CHERYL R & CL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UCP=[YR=1993] W10 S16 BAS=[YR=1993] W26 S24 E36 N24 W10$ E10 N16$.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 10/11/2018 BY TWA Total Acres: 1.82 Total Land Value: 63,700 Market: 0 Agricultural: 0 Common: 63,700 PRINTED 08/02/2023 BY SYS