

PT OF LOTS 79 & 80
IN OR 1478/977
EX S-3 OF LOT 79

HORMANN BERND & NORA
12980 SUNOWA STRINGS TRAIL
BRYCEVILLE, FL 32009-1502

2023

02-1S-24-1990-0079-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
---------	--	----------	----

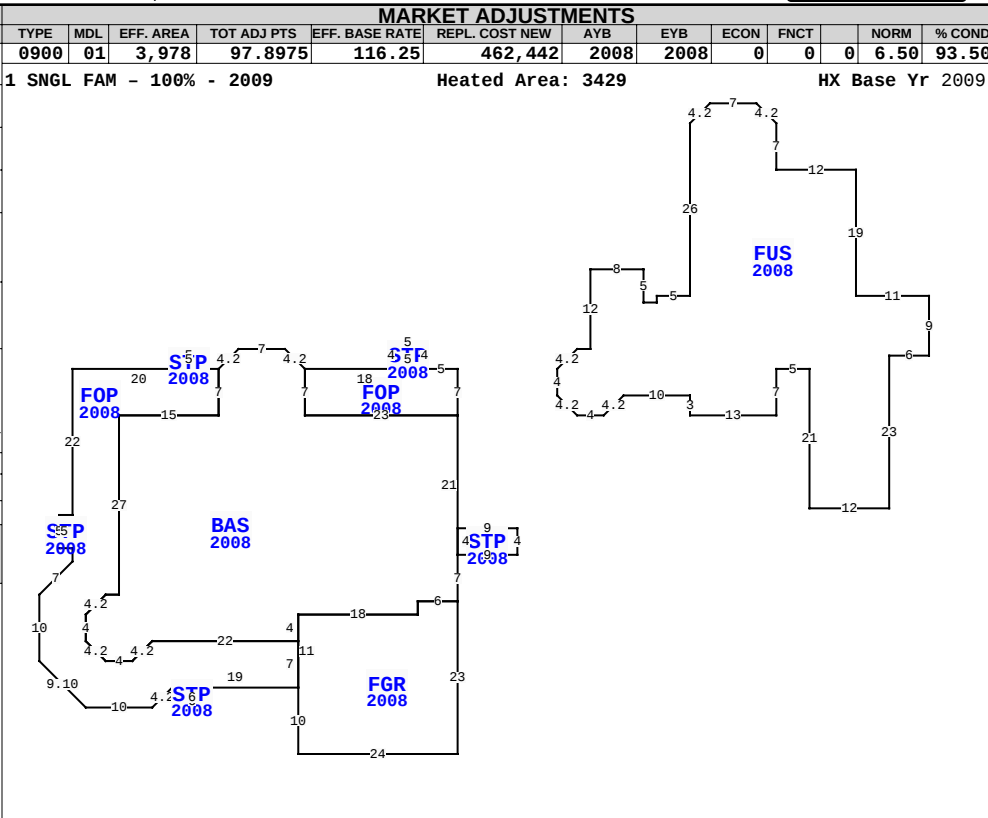
NEIGHBORHOOD/LOC	8011.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,799	100	1,799	195,540
FGR	516	55	284	30,869
FOP	161	30	48	5,217
FOP	692	30	208	22,608
FUS	1,630	100	1,630	177,171
STP	10	10	1	108
STP	10	10	1	108
STP	12	10	1	108
STP	20	10	2	218
STP	36	10	4	435
TOTALS	4,886		3,978	432,383

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
1	0812	CONCRETE C	0	100	0	0			3,067.00	SF	4.00				4.00	
2	0877	JACUZZI	0	100	0	0			1.00	UT	1,000.00				1,000.00	
3	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00				2,000.00	
4	0510	GARAGE WD-	0	100	40	26			1,040.00	SF	35.00				35.00	
5	0810	CONCRETE A	0	100	0	0			185.00	SF	6.50				6.50	
6	0866	POOL FIBER	0	100	0	0			395.00	SF	72.00				72.00	
7	0855	CONC PAVER	0	100	0	0			1,225.00	SF	10.00				10.00	
8	0350	CARPORT WD	0	100	12	12			144.00	SF	13.00				13.00	

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	35,000.00	35,000.00



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF																
88,697																

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		432,383	
TOTAL LAND VALUE - MARKET		88,697	
TOTAL MARKET VALUE		38,500	
SOH/AGL Deduction		559,580	
ASSESSED VALUE		248,528	
TOTAL EXEMPTION VALUE		311,052	
BASE TAXABLE VALUE		50,000	
TOTAL JUST VALUE		261,052	
NCON VALUE		559,580	
INCOME VALUE		42,562	
PREVIOUS YEAR MKT VALUE		490,944	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015419	SWIM POOL	70,000	11/08/2021
1700548	GARAGE	46,415	03/31/2017
M13063	MECH OTHER	0	06/01/2007
C19826	CO ISSUED	373,517	05/01/2007
B19826	NEW CONSTR	373,517	05/01/2007
E19272	ELEC OTHER	5,000	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/0977	2/13/2007	WD	Q	V		35,000
GRANTOR: ALFORD LARRY						
GRANTEE: HORMANN BERND & NOR						
1091/1381	11/01/2002	WD	Q	V		12,500
GRANTOR: SANTOS BRIGITTE R						
GRANTEE: ALFORD LARRY						

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
FOP=[YR=2008] W5 STP=[YR=2008] N4 W5 S4 E5\$ W18 BAS=[YR=2008] U3 L3 W7 D3 L3 FOP=[YR=2008] W2 STP=[YR=2008] N2 W5 S2 E5\$ W20 S22 STP=[YR=2008] W2 S5 E2 N5\$ S7 D5 L5 S10 D7 R7 E10 U3 R3 STP=[YR=2008] S2 E6 N2 W6\$ E19 FGR=[YR=2008] S10 E24 N23 W6 S2 W18 S11\$ N7 W22 D3 L3 W4 U3 L3 N4 U3 R3 E2 N27 E15 N7\$ S7 W15 S27 W2 D3 L3 S4 R3 D3 E4 U3 R3 E22 N4 E18 N2 E6 N7 STP=[YR=2008] E9 N4 W9 S4\$ N21 W23 N7\$ S7 E23 N7\$ PTR=E15 FUS=[YR=2008] U3 R3 E2 N12 E8 S5 E2 N1 E5 N26 U3 R3 E7 D3 R3 S7 E12 S19 E11 S9 W6 S23 W12 N21 W5 S7 W13 N3 W10 D3 L3 W4 U3 L3 N4\$ W15 \$.																