

PT OF LOT 79 (S-3)  
IN OR 2294/1004  
SUNOWA SPRINGS #1 PB 4/75 & 76

VANCE BRITTANY & JOSEPH S JR  
11580 SUNOWA SPRINGS TRAIL  
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0079-0030



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 20 FACE BRICK 100 |
| Roof Structure           | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 12 HARDWOOD 80    |
| Interior Floor           | 11 CLAY TILE 20   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1. 1. 100         |
| Units                    | 0 100             |
| 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       | 1,883            | 100         | 1,883        | 198,200              |
| FGR       | 598              | 55          | 329          | 34,629               |
| FOP       | 47               | 30          | 14           | 1,473                |
| FOP       | 276              | 30          | 83           | 8,737                |
| TOTALS    | 2,804            |             | 2,309        | 243,039              |

| EXTRA FEATURES |                       |
|----------------|-----------------------|
| L N            | OB/XF CODE            |
| 1              | 0812                  |
|                | CONCRETE C            |
|                | BLD CAP 0 100         |
|                | L W 0 0               |
|                | UNITS 2,304.00        |
|                | UT SF 4.00            |
|                | Adj R                 |
|                | ADJ UNIT PRICE 4.00   |
|                | ORIG COND 100         |
|                | YEAR ON 2007          |
|                | YEAR ACTUAL 2007      |
|                | Q 3                   |
|                | % COND 89             |
|                | OB/XF MKT VALUE 8,202 |
|                | NOTES                 |

| LAND DESCRIPTION |                             |
|------------------|-----------------------------|
| L N              | USE CODE                    |
| 1                | 000115                      |
|                  | C                           |
|                  | SFR ACRES                   |
|                  | CAP 100                     |
|                  | R D 0006                    |
|                  | LOC ZONE OR                 |
|                  | FRONT 0.00                  |
|                  | DEPTH 0.00                  |
|                  | TOT LND UTS 1.00            |
|                  | UNIT TYPE AC                |
|                  | D T 1.00                    |
|                  | DPH FACT 1.00               |
|                  | % COND 1.00                 |
|                  | TOT ADJ 1.00                |
|                  | UNIT PRICE 35,000.00        |
|                  | ADJ UNIT PRICE 35,000.00    |
|                  | LAND VALUE 35,000           |
|                  | OTHER ADJUSTMENTS AND NOTES |
|                  | YEAR                        |
|                  | DENSITY                     |
|                  | DECL                        |
|                  | FRZ                         |
|                  | YR                          |
|                  | CONSRV                      |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |      |        |       |  |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 0100                                                         | 01  | 2,309     | 131.4082    | 118.60         | 273,847        | 2007 | 2007 | 0    | 0    | 0    | 11.25  | 88.75 |  |
| 1 SINGLE FAM - 100% - 2020 Heated Area: 1883 HX Base Yr 2020 |     |           |             |                |                |      |      |      |      |      |        |       |  |
|                                                              |     |           |             |                |                |      |      |      |      |      |        |       |  |
| 11580 SUNOWA SPRINGS TR, BRYCEVILLE                          |     |           |             |                |                |      |      |      |      |      |        |       |  |

|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 07/31/2007 | JH | LGL DATE  |            |
| XF DATE  |            |    | LAND DATE | 06/13/2023 |
| INC DATE |            |    | AG DATE   | MLU        |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1  | 6 |
|---------------------------|--|--------------|---|
| VALUATION SUMMARY         |  |              |   |
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 6              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 243,039      |   |
| TOTAL MARKET OB/XF VALUE  |  | 8,202        |   |
| TOTAL LAND VALUE - MARKET |  | 35,000       |   |
| TOTAL MARKET VALUE        |  | 286,241      |   |
| SOH/AGL Deduction         |  | 81,658       |   |
| ASSESSED VALUE            |  | 204,583      |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |   |
| BASE TAXABLE VALUE        |  | 154,583      |   |
| TOTAL JUST VALUE          |  | 286,241      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 235,233      |   |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| M12453     | TANKS/BLRS  | 0     | 02/01/2007 |
| M10084     | TANKS/BLRS  | 0     | 08/01/2005 |
| E0515171   | ELEC OTHER  | 0     | 06/01/2005 |
| P0509631   | OTHER       | 0     | 06/01/2005 |
| C15284     | CO ISSUED   | 0     | 05/01/2005 |
| R0507668   | REPAIR/RRF  | 2,500 | 05/01/2005 |

| SALES DATA                   |           |           |     |     |        |
|------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2294/1004                    | 7/24/2019 | WD        | Q   | I   | 01     |
| GRANTOR: SIMS HOWARD         |           |           |     |     |        |
| GRANTEE: VANCE BRITTANY & JO |           |           |     |     |        |
| 1882/0482                    | 9/27/2013 | SW        | Q   | I   | 02     |
| GRANTOR: HANCOCK BANK        |           |           |     |     |        |
| GRANTEE: SIMS HOWARD         |           |           |     |     |        |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS                                                                                                                                                        |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=2007] W14FOP=[YR=2007] N10W29S10 E18 R2 U2 E5 R2 D2 E2\$W2 U2 L2 W5 D2 L2 W29S34E11FOP=[YR=2007] S5E10N2 W1N3W9\$E9S3E11FGR=[YR=2007] S23E23 N26W23S3\$N3E23N34\$. |  |