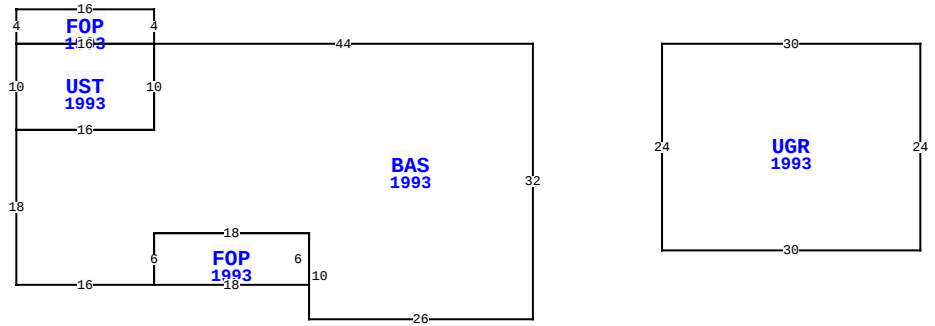


EVANS JANICE M & EUGENE H
12972 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY					6						
Exterior Wall		15	CONC BLOCK 70		0100	01	1,963	100.6460	90.83	178,299	1986	1986			0	0	18.00	82.00	VALUATION BY					STANDARD					
Exterior Wall		17	CB STUCCO 30		1 SINGLE FAM - 100% - 0										Heated Area: 1516					HX Base Yr									
Roof Structure		03	GABLE/HIP 100												BUILDING MARKET VALUE					146,205									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					11,137									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET					89,250									
Interior Floor		14	CARPET 90												TOTAL MARKET VALUE					246,592									
Interior Floor		08	SHT VINYL 10												ASSESSED VALUE					127,248									
Air Condition		03	CENTRAL 100		TOTAL EXEMPTION VALUE					HX HB SL WX					127,248														
Heating Type		04	AIR DUCTED 100		BASE TAXABLE VALUE										0														
Bedrooms			3 100		TOTAL JUST VALUE										246,592														
Bathrooms			2 100		NCON VALUE										0														
Frame		03	MASONRY 100		INCOME VALUE																								
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE										185,225														
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	1,516	100	1,516	112,912																									
FOP	64	30	19	1,415																									
FOP	108	30	32	2,384																									
UGR	720	45	324	24,132																									
UST	160	45	72	5,363																									
TOTALS		2,568		1,963	146,205																								
EXTRA FEATURES					12972 SUNOWA SPRINGS TR, BRYCEVILLE																								
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	0200	BARN WD 0-	0 100	30	40	1,200.00	SF	20.00	20.00	100	1987	1987	3	20	4,800														
2	0811	CONCRETE B	0 100	0	0	756.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,339														
3	0940	SHEDS/PORT	0 100	7	10	70.00	SF	21.30	21.30	100	1986	1986	3	20	298														
5	0681	POLE SHED	0 100	0	0	300.00	SF	15.00	15.00	100	1991	1991	3	20	900														
6	0510	GARAGE WD-	0 100	0	0	400.00	SF	35.00	35.00	100	1991	1991	3	20	2,800														