LOT 82
SUNOWA SPRINGS #1 PB 4/75 & 76

ELDRED JEFFREY ALEXANDER & YOLANDA M
12936 SUNOWA SPRINGS
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0082-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

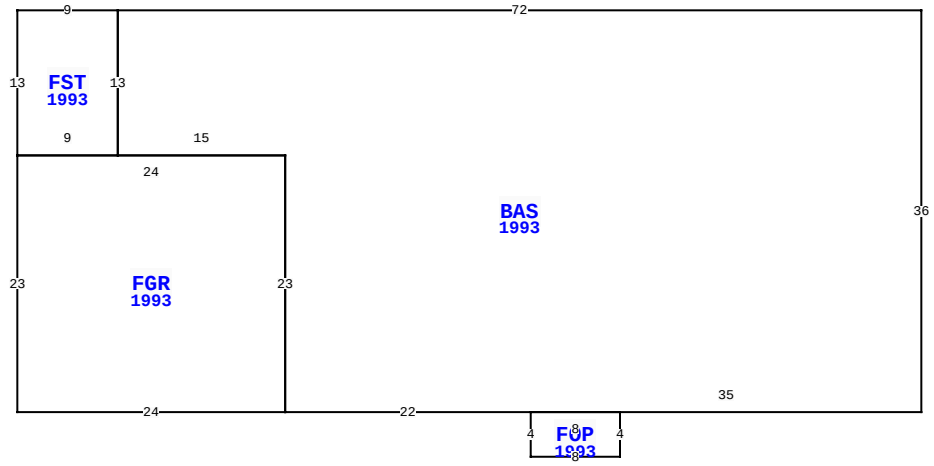
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,247	100	2,247	239,238
FGR	552	55	304	32,367
FOP	32	30	10	1,065
FST	117	55	64	6,814
TOTALS	2,948		2,625	279,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,625	99.6192	118.30	310,538	1987	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2021 Heated Area: 2247 HX Base Yr 2021



12936 SUNOWA SPRINGS TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		279,484
TOTAL MARKET OB/XF VALUE		8,628
TOTAL LAND VALUE - MARKET		89,250
TOTAL MARKET VALUE		377,362
SOH/AGL Deduction		88,313
ASSESSED VALUE		289,049
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		239,049
TOTAL JUST VALUE		377,362
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3368	NEW CONSTR	49,903	01/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/1880	4/13/2020	WD	Q	I	02	322,400
GRANTOR: S & G INVESTORS LLC						
GRANTEE: ELDRED JEFFREY ALEX						
2292/1746	7/09/2019	SW	U	I	12	145,000
GRANTOR: BANK OF AMERICA N.A.						
GRANTEE: S & G INVESTORS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W72 FST=[YR=1993] W9 S13 FGR=[YR=1993] S23 E24N23 W24$ E9 N13 $ S13 E15 S23 E22 FOP=[YR=1993] S4 E8 N4 W8$ E35 N36$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
3	0811	CONCRETE B	0	100	0	0	961.00	SF	5.20	5.20	100	1995	1995	3	72	3,598	
4	1242	WD DECK A	0	100	0	0	400.00	SF	7.50	7.50	100	2020	2020	3	93	2,790	

LAND DESCRIPTION

TOTAL OB/XF 8,628

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	2.55	AC		1.00	1.00	1.00	35,000.00	35,000.00	89,250							

REVIEW DATE 03/05/2021 BY TWX Total Acres: 2.55 Total Land Value: 89,250 Market: 0 Agricultural: 0 Common: 89,250 PRINTED 08/02/2023 BY SYS