LOT 84
IN OR 1780/880
SUNOWA SPRINGS #1 PB 4/75 & 76

GREGORY BRIAN
12878 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0084-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

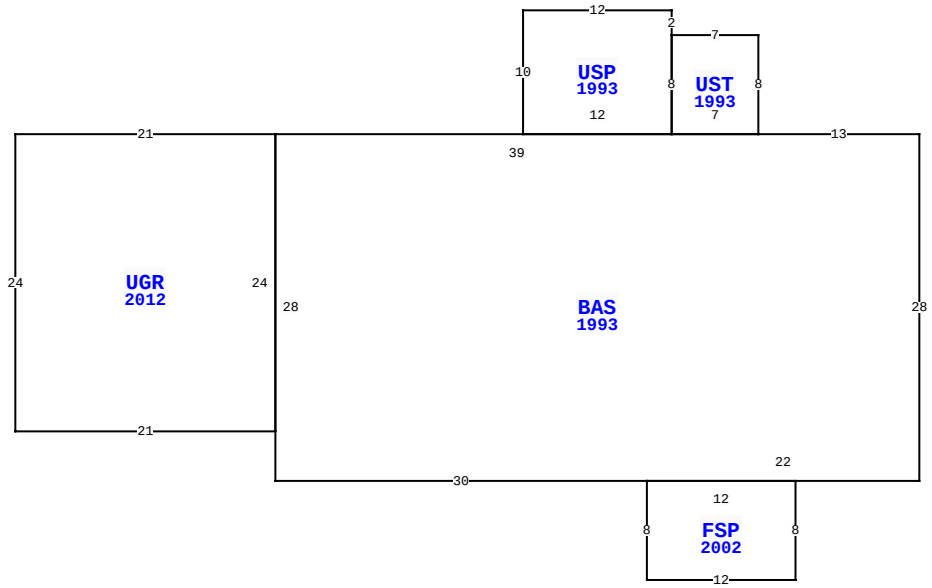
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	128,803
FSP	96	40	38	3,361
UGR	504	45	227	20,081
USP	120	30	36	3,185
UST	56	45	25	2,211
TOTALS	2,232		1,782	157,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,782	116.0000	104.69	186,558	1987	1989	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2013 Heated Area: 1456 HX Base Yr 2013



12878 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		157,642
TOTAL MARKET OB/XF VALUE		11,016
TOTAL LAND VALUE - MARKET		92,050
TOTAL MARKET VALUE		260,708
SOH/AGL Deduction		129,559
ASSESSED VALUE		131,149
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,149
TOTAL JUST VALUE		260,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1780/0880	2/17/2012	WD	Q	I	02	65,900
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: GREGORY BRIAN						
1719/1675	1/14/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UST=[YR=1993] N8 W7 USP=[YR=1993] N2 W12 S10 E12 N8$ S8 E7$ W39 UGR=[YR=2012] W21 S24 E21 N24$ S28 E30 FSP=[YR=2002] S8 E12 N8 W12$ E22 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
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1993	1993	3	20	864	
4	0812	CONCRETE C	0	100	0	0	1,380.00	SF	4.00	4.00	100	1995	1995	3	72	3,974	
5	0681	POLE SHED	0	100	0	0	328.00	SF	15.00	15.00	100	1994	1994	3	23	1,132	
6	0300	BOAT DCK W	0	100	40	4	160.00	SF	20.00	20.00	100	2017	2017	3	87	2,784	
7	0303	FLT DOCK W	0	100	10	10	100.00	SF	26.00	26.00	100	2017	2017	3	87	2,262	

LAND DESCRIPTION

TOTAL OB/XF 11,016

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	2.63	AC		1.00	1.00	1.00	35,000.00	35,000.00	92,050							

REVIEW DATE 10/12/2018 BY TWA Total Acres: 2.63 Total Land Value: 92,050 Market: 0 Agricultural: 0 Common: 92,050 PRINTED 08/02/2023 BY SYS