



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	PAGE 1 of 1													
Exterior Wall	05	AVERAGE 100	0100	01	2,250	111.5730	100.69	226,552	1988	1991	0	0	0	15.00	85.00	VALUATION BY												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0												Heated Area: 1836													
Roof Cover	03	COMP SHNGL 100													HX Base Yr													
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 90																										
Interior Floo	08	SHT VINYL 10																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		2 100																										
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			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	1,356	100	1,356	116,056																								
BAS	480	100	480	41,081																								
FGR	408	55	224	19,172																								
FOP	312	30	94	8,045																								
FSP	240	40	96	8,216																								
TOTALS			2,796	2,250	192,569																							
EXTRA FEATURES			12838 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	0811	CONCRETE B	0 100	0	0	556.00	SF	5.20	5.20	100	1988	1988	3	57	1,648													
2	0680	POLE SHED	0 100	16	19	304.00	SF	10.00	10.00	100	1996	1996	3	25	760													
3	0510	GARAGE WD-	0 100	30	35	1,050.00	SF	35.00	35.00	100	1993	1993	3	20	7,350													
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.57	AC		1.00	1.00	1.00	35,000.00	35,000.00	89,950											
REVIEW DATE 10/12/2018 BY TWA Total Acres: 2.57 Total Land Value: 89,950 Market: 0 Agricultural: 0 Common: 89,950 PRINTED 08/02/2023 BY SYS																												