LOT 86
IN OR 815 PG 1837
SUNOWA SPRINGS 1 PB 4/75 & 76

BROWARD JONATHAN & J MICHELLE
12812 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0086-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	03	Quality Level 03

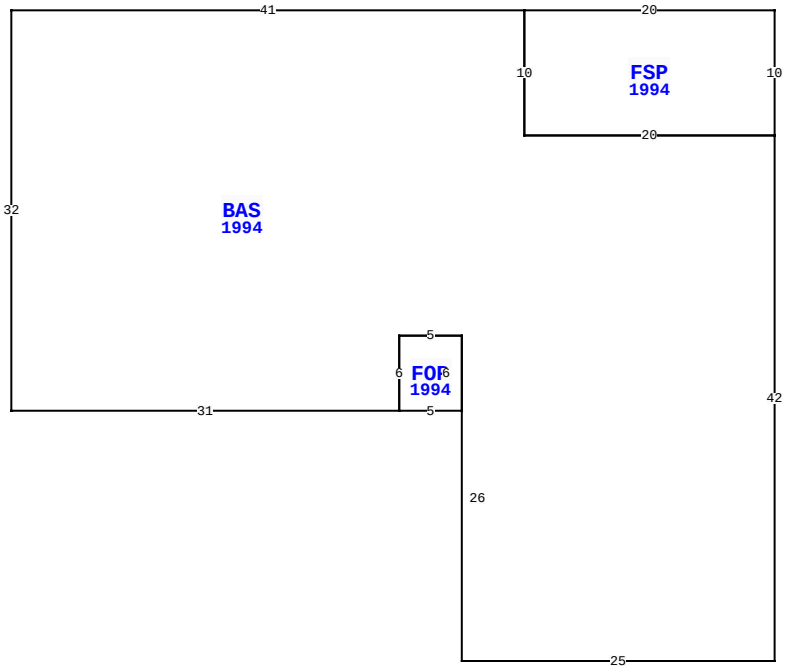
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,222	100	2,222	174,015
FOP	30	30	9	705
FSP	200	40	80	6,265
TOTALS	2,452		2,311	180,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,311	104.8600	94.64	218,713	1994	1999	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 1998 Heated Area: 2222 HX Base Yr 1998



12812 SUNOWA SPRINGS TR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		180,985
TOTAL MARKET OB/XF VALUE		18,382
TOTAL LAND VALUE - MARKET		79,800
TOTAL MARKET VALUE		279,167
SOH/AGL Deduction		135,609
ASSESSED VALUE		143,558
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,558
TOTAL JUST VALUE		279,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008981	REPAIR/RRF	14,000	08/31/2018
B962633	XFOB	0	05/01/1996
B941190	NEW CONSTR	4,896	06/01/1994
B94934	GARAGE	25,704	03/01/1994
94798	NEW CONSTR	85,400	01/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0815/1837	12/09/1997	WD	Q	I		122,500
GRANTOR: NEWMAN HARVEY C						
GRANTEE: BORWARD JONATHAN &						
0678/0837	4/06/1993	WD	Q	V		19,000
GRANTOR: OVERSTREET GLENN						
GRANTEE: NEWMAN HARVEY C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1994] W20 BAS=[YR=1994] W41 S32 E31 FOP=[YR=1994] E5 N6 W5 S6 $ N6 E5 S26 E25 N42 W20 N10 $ S10 E20 N10 $.

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	1994	1994	3	77	2,695	
2	0510	GARAGE WD-	0	100	33	36	1,188.00	SF	35.00	35.00	100	1994	1994	3	23	9,563	
3	0681	POLE SHED	0	100	10	36	360.00	SF	15.00	15.00	100	1994	1994	3	23	1,242	
4	0350	CARPORT WD	0	100	24	48	1,152.00	SF	9.36	9.36	100	1996	1996	3	20	2,157	
5	0810	CONCRETE A	0	100	0	0	446.00	SF	6.50	6.50	100	2012	2012	3	94	2,725	

LAND DESCRIPTION

TOTAL OB/XF 18,382

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	2.28	AC		1.00	1.00	1.00	35,000.00	35,000.00	79,800							

REVIEW DATE 12/21/2018 BY TWX Total Acres: 2.28 Total Land Value: 79,800 Market: 0 Agricultural: 0 Common: 79,800 PRINTED 08/02/2023 BY SYS