

LOT 87
IN OR 547 PG 344
SUNOWA SPRINGS UNIT 1

PETERSON GERALD E & JANICE H
12790 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0087-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
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	1,674	100	1,674	138,763
BAS	420	100	420	34,815
FOP	84	30	25	2,072
FSP	200	40	80	6,632
TOTALS	2,378		2,199	182,282

EXTRA FEATURES														
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
1	0810	CONCRETE A	0	100	20	20			400.00	SF	6.50			

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
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.36	AC		1.00	1.00	1.00

REVIEW DATE 10/12/2018 BY TWA

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,199	105.4480	95.17	209,279	1991	1996	0	0	0	12.90	87.10		
1 SINGLE FAM - 100% - 0 Heated Area: 2094 HX Base Yr														
12790 SUNOWA SPRINGS TR, BRYCEVILLE														

TOTAL OB/XF 1,664														
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1	0810	CONCRETE A	0	100	20	20			400.00	SF	6.50			

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1	0810	CONCRETE A	0	100	20	20			400.00	SF	6.50			

REVIEW DATE 10/12/2018 BY TWA Total Acres: 2.36 Total Land Value: 82,600 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										182,282				
TOTAL MARKET OB/XF VALUE										1,664				
TOTAL LAND VALUE - MARKET										82,600				
TOTAL MARKET VALUE										266,546				
SOH/AGL Deduction										129,912				
ASSESSED VALUE										136,634				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										86,634				
TOTAL JUST VALUE										266,546				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										207,351				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8197	XFOB	864	06/24/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q Q	U V	V I	RSN CD	SALE PRICE
0547/0344	7/08/1988	WD	Q	V			13,000
GRANTOR: TAYLOR STEPHEN M							
GRANTEE: PETERSON GERALD E							
0393/0219	7/01/1983	WD	Q	V			13,000
GRANTOR:							
GRANTEE:							
BUILDING NOTES							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W13 FSP=[YR=1993] W25 S8 E25 N8\$ S8 W25 N8 W20 S20 BAS=[YR=2016] S21 E20 FOP=[YR=1993] E14 N6 W14 S6\$ N21 W20\$ E20 S15 E14 S6 E24 N41\$.														

OTHER ADJUSTMENTS AND NOTES														

Common: 82,600 PRINTED 08/02/2023 BY SYS