

LOT 88
IN OR 2040/1824
SUNOWA SPRINGS #1 PB 4/75 & 76

MARKHAM THOMAS L JR & JENNIFER
12782 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0088-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	04 PLYWOOD 10
Interior Floo	14 CARPET 90
Interior Floo	07 CORK/VTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	08
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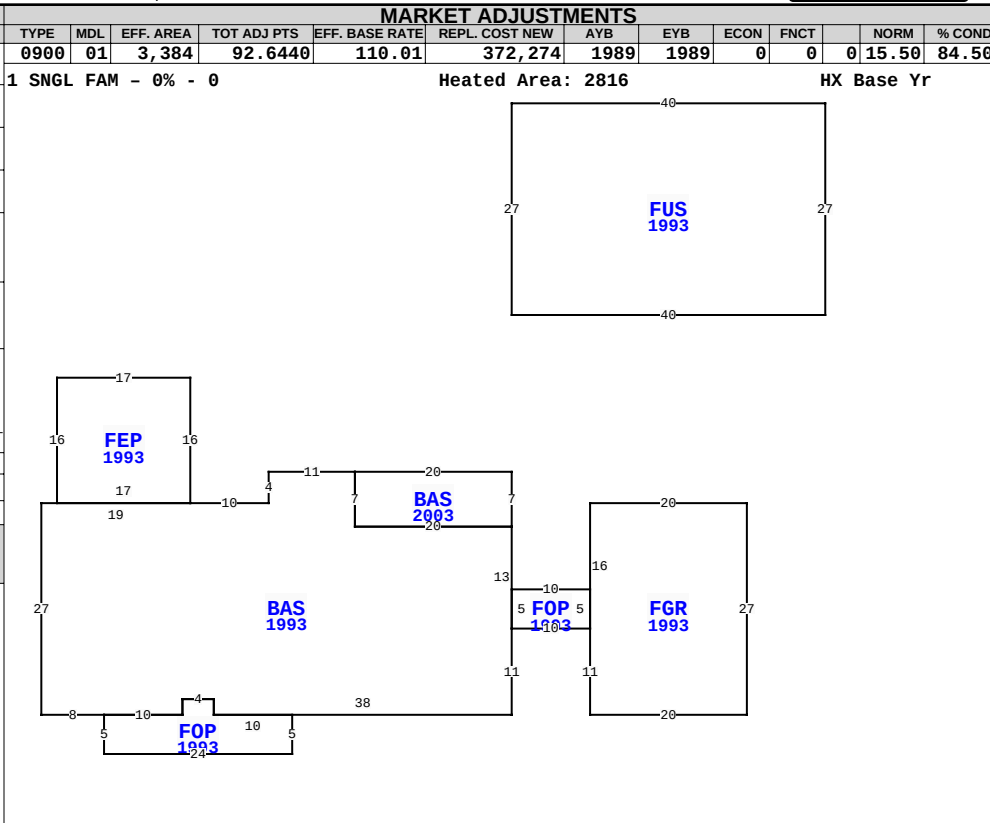
NEIGHBORHOOD/LOC	8011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	148,362
BAS	140	100	140	13,014
FEP	272	80	218	20,265
FGR	540	55	297	27,609
FOP	50	30	15	1,394
FOP	128	30	38	3,532
FUS	1,080	100	1,080	100,395
TOTALS	3,806		3,384	314,572

EXTRA FEATURES	
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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	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	4,760	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
3	0812	CONCRETE C	0	0	0	0	1,367.00	SF	4.00	4.00	100	1989	1989	3	59.5	3,253	
4	0861	POOL GUNIT	0	0	36	18	648.00	SF	85.00	85.00	100	1991	1991	3	20	11,016	
5	0845	KOOL DECK	0	0	0	0	588.00	SF	7.25	7.25	100	1991	1991	3	64	2,728	
6	0300	BOAT DCK W	0	0	0	0	170.00	SF	40.00	40.00	100	1992	1992	3	20	1,360	
7	0812	CONCRETE C	0	0	0	0	2,257.00	SF	4.00	4.00	100	1993	1993	3	68	6,139	
8	0825	BRICK	0	0	72	4	288.00	SF	12.50	12.50	100	1994	1994	3	91	3,276	

LAND DESCRIPTION	
L N	USE CODE
1	000115



12782 SUNOWA SPRINGS TR, BRYCEVILLE	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF		35,052
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			314,572
TOTAL MARKET OB/XF VALUE			35,052
TOTAL LAND VALUE - MARKET			87,850
TOTAL MARKET VALUE			437,474
SOH/AGL Deduction			100,041
ASSESSED VALUE			337,433
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			337,433
TOTAL JUST VALUE			437,474
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			314,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7128	SWIM POOL	11,500	04/01/1991
6297	XFOB	8,289	02/16/1990
6223	XFOB	891	01/17/1990
2871	H/AC	5,000	01/05/1989
3259	NEW CONSTR	0	10/24/1988
5189	NEW CONSTR	80,555	09/28/1988

SALES DATA	
OFF RECORD Number	DATE
2040/1824	4/12/2016
TYPE INST	Q U
V I	I
RSN CD	11
SALE PRICE	145,000
GRANTOR: MARKHAM THOMAS L JR &	
GRANTEE: MARKHAM THOMAS L JR	
1300/1068	3/08/2005
WD Q	I
GRANTOR: WEIHE DAVID A & JULIE	
GRANTEE: MARHAM THOMAS L JR	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2003] W20 BAS=[YR=1993] W11 S4 W10 FEP=[YR=1993] N16 W17 S16 E17\$ W19 S27 E8 FOP=[YR=1993] S5 E24 N5 W10 N2 W4 S2 W10\$ E10 N2 E4 S2 E38 N11 FOP=[YR=1993] E10 FGR=[YR=1993] S11 E20 N27 W20 S16\$ N5 W10 S5\$ N13 W20 N7\$ S7 E20 N7\$ PTR=N20 FUS=[YR=1993] N27 E40 S27 W40\$ S20\$.	