

LOT 93
SUNOWA SPRINGS UNIT 1
PB 4/75 & 76

ZORI CHRISTINA & BAKTASH
12542 SUNOWA SPRINGS TR
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0093-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	19	MARBLE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,820	100	1,820	192,135
BAS	480	100	480	50,673
FOP	112	30	34	3,589
FUS	176	100	176	18,580
USP	320	30	96	10,134

TOTALS	2,908		2,606	275,112
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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	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
2	0811	CONCRETE B	0	100	0	0	823.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,332	
3	0812	CONCRETE C	0	100	0	0	3,577.00	SF	4.00	4.00	100	1990	1990	3	62	8,871	
4	0810	CONCRETE A	0	100	0	0	224.00	SF	6.50	6.50	100	2008	2008	3	90	1,310	
5	1242	WD DECK A	0	100	0	0	480.00	SF	10.00	10.00	100	2005	2005	3	27	1,296	
6	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	2013	2013	3	65	4,056	
7	1075	TRELLIS G	0	100	16	12	156.00	SF	35.00	35.00	100	2017	2017	3	87	4,750	
8	0855	CONC PAVER	0	100	0	0	1,074.00	SF	10.00	10.00	100	2017	2017	3	97	10,418	

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	1.62	AC		1.00	1.00	1.00	35,000.00	35,000.00	56,700							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,606	133.6896	120.65	314,414	1987	1997	0	0	0	12.50	87.50

1 SINGLE FAM - 100% - 2022

Heated Area: 2476

HX Base Yr 2022

Diagram labels: BAS 2021, USP 2008, BAS 1993, FOP 1993, FUS 1993. Dimensions: 20, 16, 42, 22, 24, 6, 7, 15, 14, 16, 22, 8, 22.

12542 SUNOWA SPRINGS TR, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
VALUATION SUMMARY														

VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										275,112				
TOTAL MARKET OB/XF VALUE										35,273				
TOTAL LAND VALUE - MARKET										56,700				
TOTAL MARKET VALUE										367,085				
SOH/AGL Deduction										35,000				
ASSESSED VALUE										332,085				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										282,085				
TOTAL JUST VALUE										367,085				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										322,413				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21551	XFOB	5,000	06/01/2008
B21292	REMODEL	2,000	04/01/2008
4147	N/A	63,280	06/05/1987

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BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=1993] W42 USP=[YR=2008] N20 W16 S20 E16\$ W16 S6 BAS=[YR=2021] W24 S20E24 N20\$ S22 E36 FOP=[YR=1993] S14 E7 N16 W7 S2\$ N2 E7 S16 E15 N42\$ PTR=E15 FUS=[YR=1993] E22 S8 W22 N8\$ W15\$.