

LOT 95
IN OR 2192/1103
SUNOWA SPRINGS 1 PB 4/75 & 76

MULLIS MACY
12470 SUNOWA SPRINGS TR
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0095-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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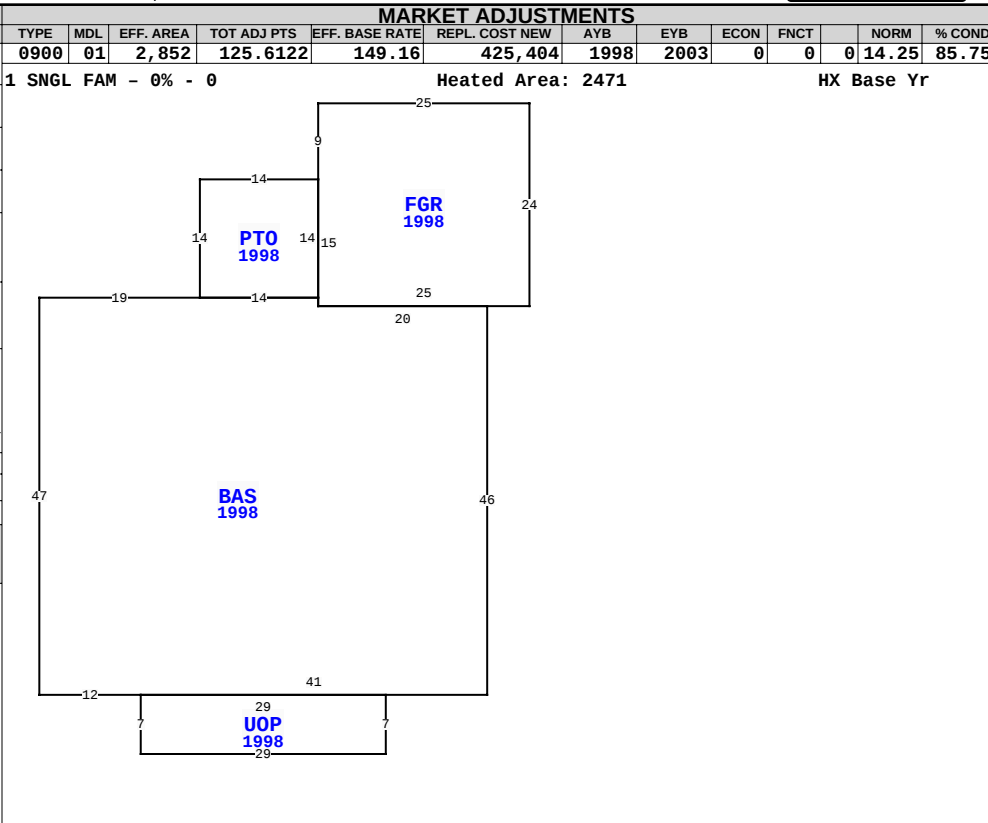
NEIGHBORHOOD/LOC	8011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,471	100	2,471	316,052
FGR	600	55	330	42,209
PTO	196	5	10	1,279
UOP	203	20	41	5,244

TOTALS	3,470		2,852	364,784
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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
1	1127	BRICK 8"	0	0	3	8			24.00	SF	11.00
2	0500	FP-PRE FAB	0	0	0	0			1.00	UT	3,500.00
3	0681	POLE SHED	0	0	15	15			225.00	SF	11.25

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.75	AC	1.00



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

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	1127	BRICK 8"	0	0	3	8			24.00	SF	11.00	1998	3	93	246	
2	0500	FP-PRE FAB	0	0	0	0			1.00	UT	3,500.00	1998	3	83	2,905	
3	0681	POLE SHED	0	0	15	15			225.00	SF	11.25	2001	3	30	759	

TOTAL OB/XF												3,910				
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
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.75	AC	1.00	1.00	1.00	35,000.00	35,000.00	61,250

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE				364,784	
TOTAL MARKET OB/XF VALUE				3,910	
TOTAL LAND VALUE - MARKET				61,250	
TOTAL MARKET VALUE				429,944	
SOH/AGL Deduction				136,540	
ASSESSED VALUE				293,404	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				293,404	
TOTAL JUST VALUE				429,944	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				328,268	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003391	REPAIR/RRF	12,500	04/20/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2192/1103	4/26/2018	WD U	I	I	30
					SALE PRICE
					125,000
GRANTOR: MULLIS CHERUL J WATER					
GRANTEE: MULLIS MACY					
1901/0864	8/06/2013	WD U	I	I	11
					100
GRANTOR: WATERS BARBARA J					
GRANTEE: MULLIS CHARYL J WAT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1998] W25 S9 PTO=[YR=1998] W14 S14 BAS=[YR=1998] W19 S47 E12 UOP=[YR=1998] S7 E29 N7 W29 \$ E41 N46 W20 N1 W14 \$ E14 N14 \$ S15 E25 N24 \$.											