LOT 96
IN OR 601/989
SUNOWA SPRINGS 1 PB 4/75 & 76

ROZIER JULIE M
12438 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0096-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

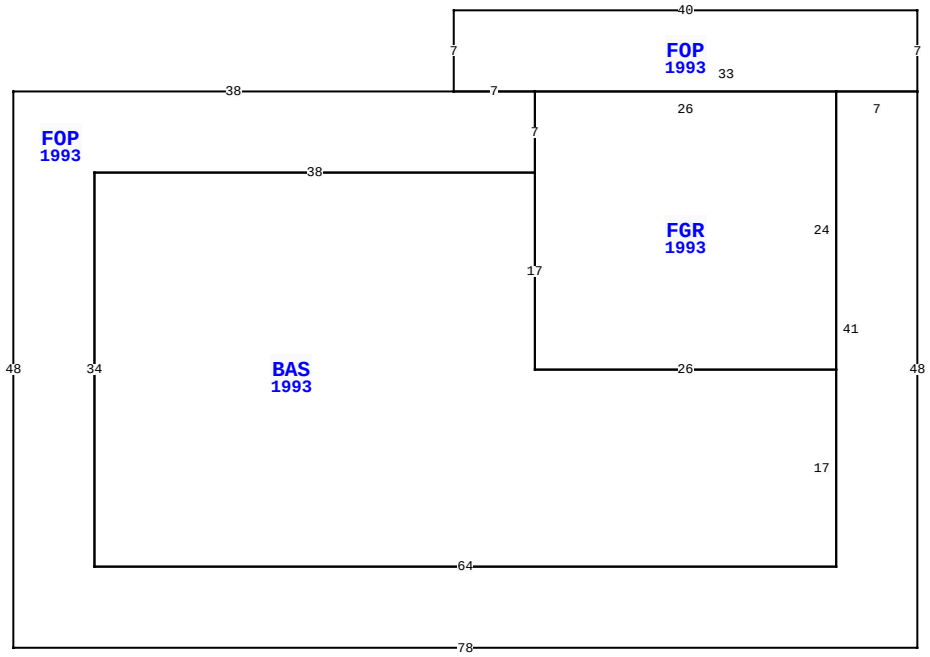
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100	1,734	138,820
FGR	624	55	343	27,460
FOP	280	30	84	6,725
FOP	1,386	30	416	33,304
TOTALS	4,024		2,577	206,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,577	107.5200	97.04	250,072	1987	1987	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 0 Heated Area: 1734 HX Base Yr



12438 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
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		206,309
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		61,600
TOTAL MARKET VALUE		270,149
SOH/AGL Deduction		127,055
ASSESSED VALUE		143,094
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,094
TOTAL JUST VALUE		270,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0364044	XFOB	9,000	01/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0601/0989	7/10/1990	WD	Q	I		87,000
GRANTOR: LOWE S E & SANDRA L						
GRANTEE: ROZIER CARROLL & J						
0488/1054	5/01/1986	WD	Q	V		10,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W40 S7 FOP=[YR=1993] W38 S48 E78 N48W7 S41 W64 N34 E38 N7 W7$ E7 FGR=[YR=1993] S7 BAS=[YR=1993] W38 S34 E64 N17 W26N17$ S17 E26 N24 W26$ E33 N7$.

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	1987	1987	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	1.76	AC		1.00	1.00	1.00	35,000.00	35,000.00	61,600							

REVIEW DATE 10/15/2018 BY TWA Total Acres: 1.76 Total Land Value: 61,600 Market: 0 Agricultural: 0 Common: 61,600 PRINTED 08/02/2023 BY SYS