LOT 97
IN OR 1202/1103
1/2 HX

BREMER KENNETH & ANN F
12410 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0097-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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 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	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

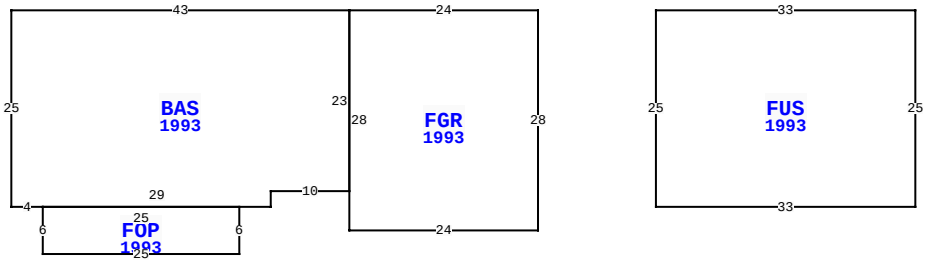
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,055	100	1,055	80,970
FGR	672	55	370	28,397
FOP	150	30	45	3,454
FUS	825	100	825	63,318
TOTALS	2,702		2,295	176,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,295	104.6640	94.46	216,786	1988	1993	0	0	0	18.75	81.25

1 SINGLE FAM – 50% - 1996 Heated Area: 1880 HX Base Yr 1996



12410 SUNOWA SPRINGS TR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		176,139
TOTAL MARKET OB/XF VALUE		2,271
TOTAL LAND VALUE - MARKET		57,400
TOTAL MARKET VALUE		235,810
SOH/AGL Deduction		76,213
ASSESSED VALUE		159,597
TOTAL EXEMPTION VALUE	HA HAB	34,917
BASE TAXABLE VALUE		124,680
TOTAL JUST VALUE		235,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702524	REPAIR/RRF	10,000	04/20/2017
2442	H/AC	2,650	01/26/1988
2882	NEW CONSTR	0	01/26/1988
4622	NEW CONSTR	51,745	01/26/1988
4769	NEW CONSTR	1,560	01/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1202/1103	1/20/2004	QC	U	I	01	53,400
GRANTOR: BREMER KENNETH						
GRANTEE: BREMER KENNETH & AN						
0998/1687	7/20/2001	QC	U	I	01	100
GRANTOR: BREMER HARRIET						
GRANTEE: BREMER KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W43 S25 E4 FOP=[YR=1993] S6 E25 N6 W25 $ E29 N2 E10 N23 $ S28 E24 N28 $ PTR= E15 FUS=[YR=1993] E33 S25 W33 N25 $ W15 $.

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	0810	CONCRETE A	0	50	32	13	416.00	SF	6.50	6.50	100	2003	2003	3	84	2,271	

LAND DESCRIPTION

TOTAL OB/XF 2,271

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	50	0006	OR	0.00	0.00	1.64	AC		1.00	1.00	1.00	35,000.00	35,000.00	57,400							

REVIEW DATE 10/15/2018 BY TWA Total Acres: 1.64 Total Land Value: 57,400 Market: 0 Agricultural: 0 Common: 57,400 PRINTED 08/02/2023 BY SYS