

LOT 99
IN OR 701 PG 500
SUNOWA SPRINGS #1 PB 4/75 & 76

BROWN WILLIAM H JR
12310 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0099-0000



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 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
Occupancy	00	NONE 100

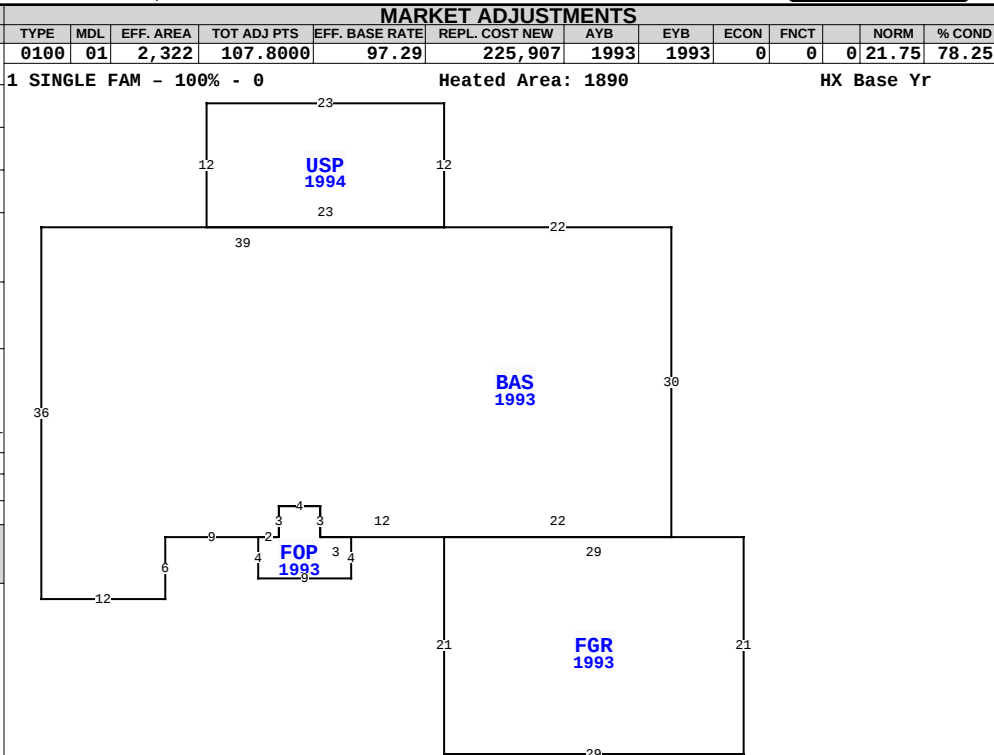
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	143,885
FGR	609	55	335	25,503
FOP	48	30	14	1,066
USP	276	30	83	6,319

TOTALS	2,823		2,322	176,772
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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	0810	CONCRETE A	0 100	21	20	420.00	SF	6.50	6.50	100	1993
2	0511	GARAGE CB-	0 100	25	37	925.00	SF	40.00	40.00	100	1995
3	0810	CONCRETE A	0 100	25	18	450.00	SF	6.50	6.50	100	1995

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	100	0006	OR	0.00	0.00	1.82	AC	



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	0810	CONCRETE A	0 100	21	20	420.00	SF	6.50	6.50	100	1993	1993	3	68	1,856	
2	0511	GARAGE CB-	0 100	25	37	925.00	SF	40.00	40.00	100	1995	1995	3	72	26,640	
3	0810	CONCRETE A	0 100	25	18	450.00	SF	6.50	6.50	100	1995	1995	3	72	2,106	

TOTAL OB/XF											
30,602											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										176,772	
TOTAL MARKET OB/XF VALUE										30,602	
TOTAL LAND VALUE - MARKET										63,700	
TOTAL MARKET VALUE										271,074	
SOH/AGL Deduction										125,377	
ASSESSED VALUE										145,697	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										95,697	
TOTAL JUST VALUE										271,074	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										211,668	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951982	GARAGE	14,688	06/01/1995
8592	NEW CONSTR	79,715	12/30/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0701/0500	3/28/1994	QC	U	I	01	100			
GRANTOR: BROWN WM JR & GEORGIA									
GRANTEE: BROWN WILLIAM H JR									
0667/1104	9/29/1992	WD	Q	V		15,000			
GRANTOR: MILLS & BOWDEN									
GRANTEE: BROWN WM JR & G B									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W22 USP=[YR=1994] N12 W23 S12 E23\$ W39 S36 E12 N6 E9 FOP=[YR=1993] S4 E9 N4 W3 N3 W4 S3 W2\$ E2 N3 E4 S3 E12 FGR=[YR=1993] S21 E29 N21 W29\$ E22 N30\$.											