

LOT 100
OR 307/614 & 330/104
SUNOWA SPRINGS UNIT 1

FRANCISCO JOHN H
12250 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0100-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	1,306	100	1,306	106,952
FGR	700	55	385	31,528
FOP	114	30	34	2,785

TOTALS	2,120		1,725	141,265
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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
1	0810	CONCRETE A	0 100	15	22	330.00	SF	6.50	6.50	100	1996	1996	3
2	0810	CONCRETE A	0 100	9	13	117.00	SF	6.50	6.50	100	1997	1997	3
3	0810	CONCRETE A	0 100	9	37	333.00	SF	6.50	6.50	100	1998	1998	3
4	0300	BOAT DCK W	0 100	0	0	204.00	SF	40.00	40.00	100	1995	1995	3
5	0510	GARAGE WD-	0 100	14	20	280.00	SF	35.00	35.00	100	1997	1997	3

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
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.90	AC		1.00	1.00

REVIEW DATE 10/15/2018 BY TWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,725	109.0000	98.37	169,688	1984	1984	0	0	0	16.75	83.25	
1 SINGLE FAM - 100% - 0 Heated Area: 1306 HX Base Yr													

12250 SUNOWA SPRINGS TR, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	15	22	330.00	SF	6.50	6.50	100	1996	1996	3	73	1,566	
2	0810	CONCRETE A	0 100	9	13	117.00	SF	6.50	6.50	100	1997	1997	3	75	570	
3	0810	CONCRETE A	0 100	9	37	333.00	SF	6.50	6.50	100	1998	1998	3	77	1,667	
4	0300	BOAT DCK W	0 100	0	0	204.00	SF	40.00	40.00	100	1995	1995	3	24	1,958	
5	0510	GARAGE WD-	0 100	14	20	280.00	SF	35.00	35.00	100	1997	1997	3	26	2,548	

TOTAL OB/XF													
8,309													

Total Acres: 1.90 Total Land Value: 66,500 Market: 0 Agricultural: 0 Common: 66,500

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	141,265		
TOTAL MARKET OB/XF VALUE	8,309		
TOTAL LAND VALUE - MARKET	66,500		
TOTAL MARKET VALUE	216,074		
SOH/AGL Deduction	104,834		
ASSESSED VALUE	111,240		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	56,240		
TOTAL JUST VALUE	216,074		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	172,846		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974395	XFOB	4,760	11/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0330/0104	2/01/1981	QC	U	V		100	

GRANTOR:							
GRANTEE:							

BUILDING DIMENSIONS							
FGR=[YR=1993] W25 BAS=[YR=1993] W49 S28 E26 FOP=[YR=1993] S2 E24 N2 W1 N3 W22 S3 W1\$ E1 N3 E22 N25\$ S28 E25 N28\$.							

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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