LOT 102
SUNOWA SPRINGS #1 PB 4/75 & 76

BENNETT MICHAEL L
12164 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0102-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

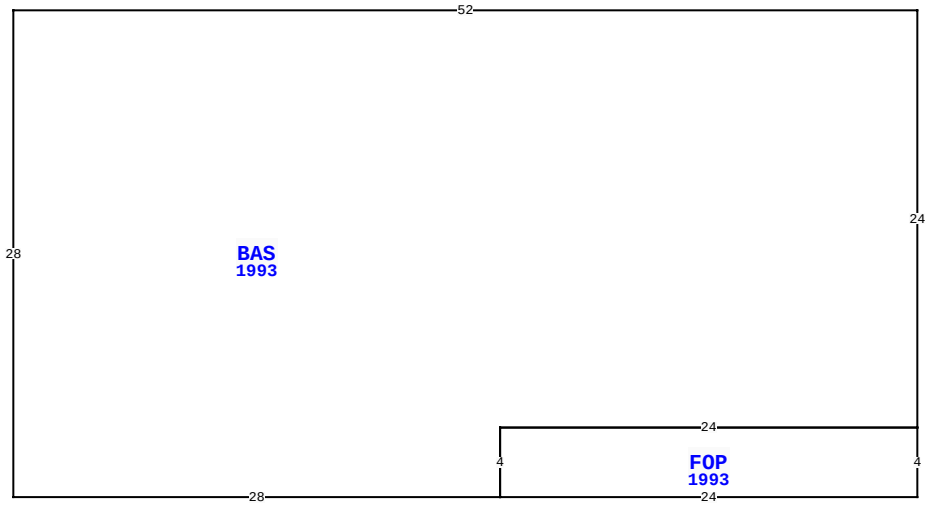
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	1,360	153,970
FOP	96	30	29	3,283
TOTALS	1,456		1,389	157,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,389	99.3096	117.93	163,805	1989	2014	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2020 Heated Area: 1360 HX Base Yr



12164 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		174,800
TOTAL MARKET OB/XF VALUE		5,555
TOTAL LAND VALUE - MARKET		101,500
TOTAL MARKET VALUE		281,855
SOH/AGL Deduction		18,860
ASSESSED VALUE		262,995
TOTAL EXEMPTION VALUE	13	262,995
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		281,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012914	REPAIR/RRF	20,500	08/23/2022
22012915	REPAIR/RRF	20,500	08/23/2022
R1615632	REPAIR/RRF	4,500	12/01/2016
8420	GARAGE	23,290	10/06/1992
7346	REMODEL	15,076	06/25/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2324/0004	11/05/2019	WD	Q	I	01	236,500
GRANTOR: MARSKE KINGSLEY C & L						
GRANTEE: BENNETT MICHAEL L						
2091/0881	12/28/2016	WD	Q	I	01	134,900
GRANTOR: MCG HOMES LLC						
GRANTEE: MARSKE KINGSLEY C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S28 E28 FOP=[YR=1993] E24 N4 W24 S4$ N4 E24 N24$.

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	100	20	25	500.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,934	
2	0812	CONCRETE C	0	100	0	0	1,460.00	SF	4.00	4.00	100	1990	1990	3	62	3,621	

LAND DESCRIPTION

TOTAL OB/XF 5,555

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		OR	0.00	0.00	2.90	AC		1.00	1.00	1.00	35,000.00	35,000.00	101,500							

REVIEW DATE 10/19/2022 BY WW Total Acres: 2.90 Total Land Value: 101,500 Market: 0 Agricultural: 0 Common: 101,500 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

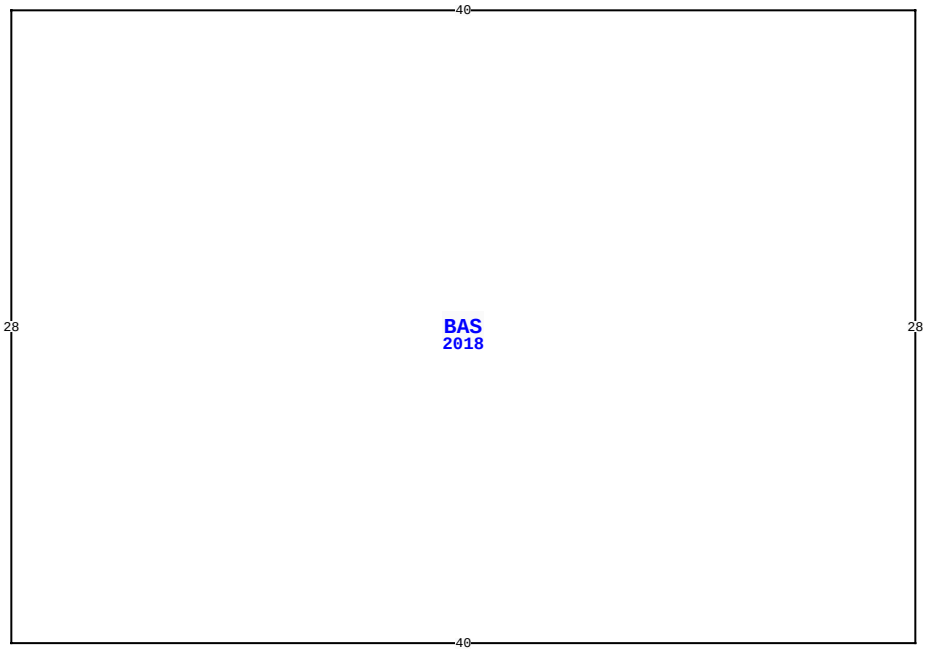
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	17,547
TOTALS	1,120		1,120	17,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,120	62.1690	21.76	24,371	1993	2003	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 2020 Heated Area: 1120 HX Base Yr



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GRANTOR: MCG HOMES LLC						
GRANTEE: MARSKE KINGSLEY C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S28 E40 N28$.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/19/2022 BY WW Total Acres: 2.90 Total Land Value: 101,500 Market: 0 Agricultural: 0 Common: 101,500 PRINTED 08/02/2023 BY SYS