LOT 103
SUNOWA SPRINGS #1 PB 4/75 & 76

FUTCH BRENDA REVOCABLE LIVING TRUST/FUTCH BRENDA C
12142 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0103-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

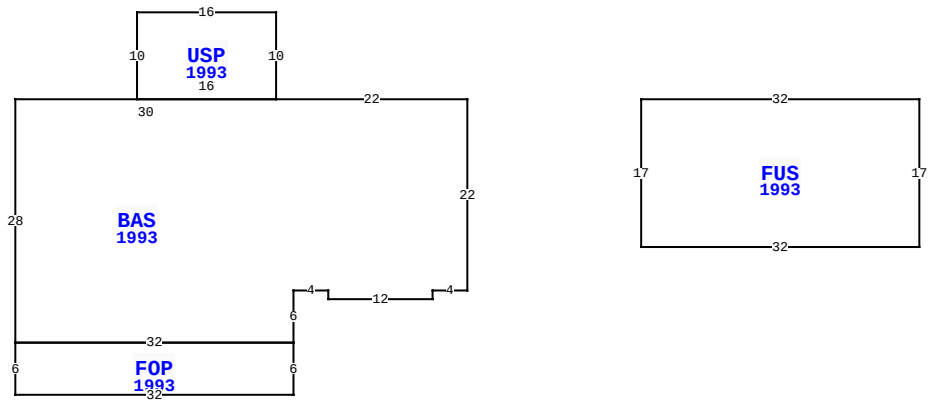
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,348	100	1,348	106,098
FOP	192	30	58	4,565
FUS	544	100	544	42,817
USP	160	30	48	3,778
TOTALS	2,244		1,998	157,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,998	102.9000	92.87	185,554	1990	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 0 Heated Area: 1892 HX Base Yr



12142 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		157,257
TOTAL MARKET OB/XF VALUE		13,583
TOTAL LAND VALUE - MARKET		93,100
TOTAL MARKET VALUE		263,940
SOH/AGL Deduction		131,841
ASSESSED VALUE		132,099
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		77,099
TOTAL JUST VALUE		263,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3323	H/AC	2,385	03/05/1990
6175	NEW CONSTR	76,367	12/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/1417	4/03/2023	TD	U	I	11	100
GRANTOR: FUTCH BRENDA H						
GRANTEE: FUTCH BRENDA REVOCA						
0582/1207	11/03/1989	WD	Q	V		19,000
GRANTOR: HUNT-BRADY DAWN & V						
GRANTEE: FUTCH GUILFORD & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 USP=[YR=1993] N10 W16 S10 E16$ W30 S28
FOP=[YR=1993] S6 E32 N6 W32$ E32 N6 E4 S1 E12 N1 E4 N22$ PTR=
E20 FUS=[YR=1993] E32 S17 W32 N17$ W20$.

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	1990	1990	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	1,760.00	SF	4.00	4.00	100	1990	1990	3	62	4,365	
3	0820	WOOD WALK	0	100	58	4	232.00	SF	11.75	11.75	100	1990	1990	3	40	1,090	
4	0510	GARAGE WD-	0	100	36	20	720.00	SF	35.00	35.00	100	1990	1990	3	20	5,040	
5	0300	BOAT DCK W	0	100	0	0	110.00	SF	20.00	20.00	100	2000	2000	3	29	638	

LAND DESCRIPTION

TOTAL OB/XF 13,583

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	2.66	AC		1.00	1.00	1.00	35,000.00	35,000.00	93,100							

REVIEW DATE 10/15/2018 BY TWA Total Acres: 2.66 Total Land Value: 93,100 Market: 0 Agricultural: 0 Common: 93,100 PRINTED 08/02/2023 BY SYS