LOTS 107 & 108
IN OR 1099/1641
SUNOWA SPRINGS #1 PB 4/75 & 76

KIMBALL KATHERINE A & MARK E
12024 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

**2023**

**02-1S-24-1990-0107-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

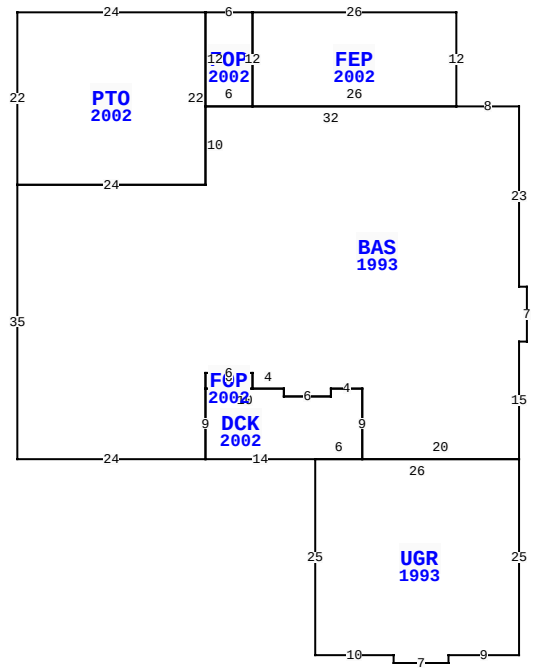
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| 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 | 2,461 | 100 | 2,461 | 239,897 |
| DCK | 174 | 10 | 17 | 1,657 |
| FEP | 312 | 80 | 250 | 24,370 |
| FOP | 12 | 30 | 4 | 390 |
| FOP | 72 | 30 | 22 | 2,145 |
| PTO | 528 | 5 | 26 | 2,535 |
| UGR | 657 | 45 | 296 | 28,854 |
| TOTALS | 4,216 | | 3,076 | 299,847 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,076 | 99.1990 | 117.80 | 362,353 | 1981 | 1982 | 0 | 0 | 0 | 17.25 | 82.75 |

1 SNGL FAM – 100% - 2003 Heated Area: 2461 HX Base Yr 2003




12024 SUNOWA SPRINGS TR, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 06/12/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 316,765 |
| TOTAL MARKET OB/XF VALUE | | 11,892 |
| TOTAL LAND VALUE - MARKET | | 97,380 |
| TOTAL MARKET VALUE | | 426,037 |
| SOH/AGL Deduction | | 206,962 |
| ASSESSED VALUE | | 219,075 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 169,075 |
| TOTAL JUST VALUE | | 426,037 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 331,381 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E0514133 | ELEC OTHER | 1,800 | 02/01/2005 |
| B0414195 | GARAGE | 39,600 | 12/01/2004 |
| R046965 | REPAIR/RRF | 1,500 | 12/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1099/1641 | 12/10/2002 | WD | U | I | 07 | 100 |
| GRANTOR: BENNETT TAMMY & PATRI | | | | | | |
| GRANTEE: KIMBALL KATHERINE & | | | | | | |
| 1091/0656 | 10/31/2002 | WD | Q | I | | 232,500 |
| GRANTOR: BENNETT TAMMY L & PAT | | | | | | |
| GRANTEE: KIMBALL KATHERINE A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W8 FEP=[YR=2002] N12 W26 FOP=[YR=2002] W6
PTO=[YR=2002] W24 S22 E24 N22 $ S12 E6 N12 $ S12 E26 $ W32
S10 W24 S35 E24 DCK=[YR=2002] E14 UGR=[YR=1993] S25 E10 S1
E7 N1 E9 N25 W26 $ E6 N9 W4 S1 W6 N1 W10 S9 $ N9
FOP=[YR=2002] E6 N2 W6 S2 $ N2 E6 S2 E4 S1 E6 N1 E4 S9 E20
N15 E1 N7 W1 N23 $ .

## 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 | 1981 | 1981 | 3 | 51.5 | 1,803 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,024.00 | SF | 4.00 | 4.00 | 100 | 1985 | 1985 | 3 | 49.5 | 2,028 | |
| 3 | 0200 | BARN WD 0- | 0 | 100 | 30 | 27 | 810.00 | SF | 20.00 | 20.00 | 100 | 1995 | 1995 | 3 | 24 | 3,888 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 8 | 96.00 | SF | 20.10 | 20.10 | 100 | 2004 | 2004 | 3 | 24 | 463 | |
| 5 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 820.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 87 | 3,710 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,892

| 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 | 5.41 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 97,380 | | | | | | | |

REVIEW DATE 10/15/2018 BY TWA Total Acres: 5.41 Total Land Value: 97,380 Market: 0 Agricultural: 0 Common: 97,380 PRINTED 08/02/2023 BY SYS

LOTS 107 & 108
IN OR 1099/1641
SUNOWA SPRINGS #1 PB 4/75 & 76

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**2023**

**02-1S-24-1990-0107-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

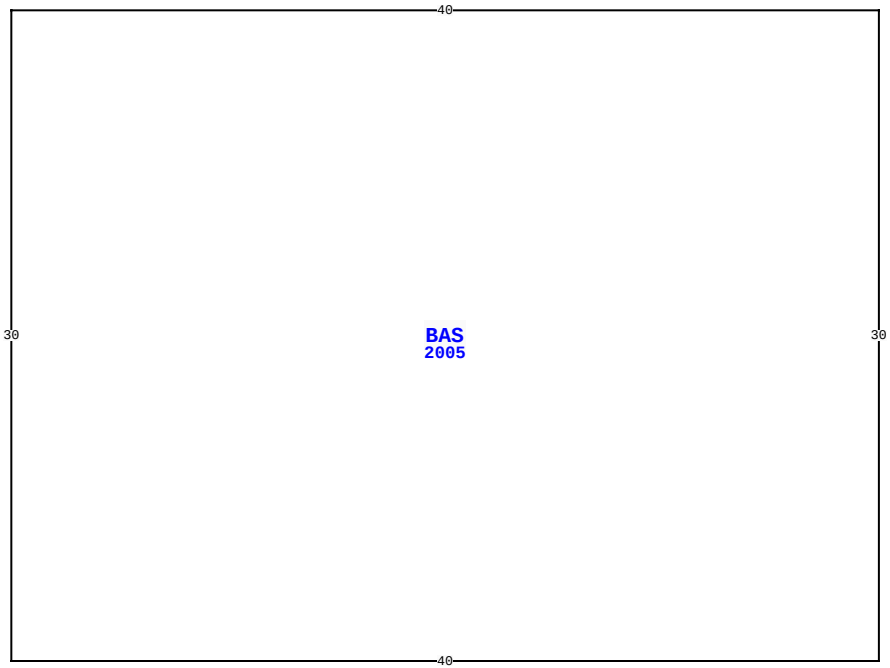
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 | 1,200 | 100 | 1,200 | 16,918 |
| TOTALS | 1,200 | | 1,200 | 16,918 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,200 | 53.0000 | 18.55 | 22,260 | 2005 | 2005 | 0 | 0 | 0 | 24.00 | 76.00 |

2 GARAGE RES – 100% - 2003 Heated Area: 1200 HX Base Yr 2003




12024 SUNOWA SPRINGS TR, BRYCEVILLE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 03/03/2023 | NW | LGL DATE | |
| XF DATE | | | LAND DATE | 06/12/2023 MLU |
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|---|---|---|---|
| | | | |

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|---|---|---|---|---|---|---|
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| GRANTOR: BENNETT TAMMY & PATRI | | | | | | |
| GRANTEE: KIMBALL KATHERINE & | | | | | | |
| 1091/0656 | 10/31/2002 | WD | Q | I | | 232,500 |
| GRANTOR: BENNETT TAMMY L & PAT | | | | | | |
| GRANTEE: KIMBALL KATHERINE A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W40 S30 E40 N30$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 10/15/2018 BY TWA Total Acres: 5.41 Total Land Value: 97,380 Market: 0 Agricultural: 0 Common: 97,380 PRINTED 08/02/2023 BY SYS