LOT 109
SUNOWA SPRINGS #1 PB 4/75 & 76

PAULSON AMIE
11976 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

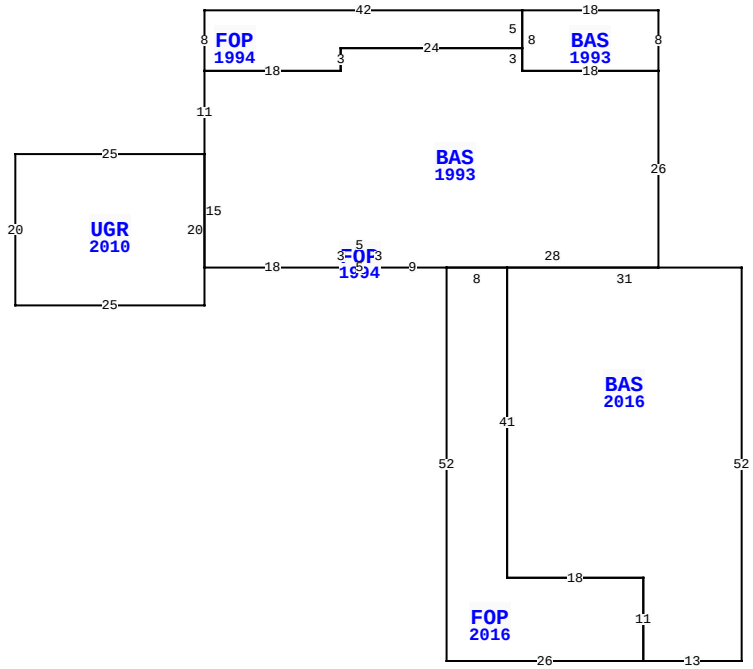
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	144	100	144	12,633
BAS	1,617	100	1,617	141,863
BAS	1,414	100	1,414	124,053
FOP	15	30	4	351
FOP	264	30	79	6,931
FOP	614	30	184	16,142
UGR	500	45	225	19,740
TOTALS	4,568		3,667	321,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,667	108.0135	97.48	357,459	1991	2002	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2022 Heated Area: 3175 HX Base Yr 2022



11976 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		321,713
TOTAL MARKET OB/XF VALUE		6,886
TOTAL LAND VALUE - MARKET		99,750
TOTAL MARKET VALUE		428,349
SOH/AGL Deduction		81,580
ASSESSED VALUE		346,769
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		296,769
TOTAL JUST VALUE		428,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531193	ADDITION	173,707	09/30/2015
6191	NEW CONSTR	42,000	01/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2279/1240	2/15/2019	QC	U	I	11	100
GRANTOR: PAULSON NICHOLAS RYAN						
GRANTEE: PAULSON AMIE						
2259/0374	2/15/2019	QC	U	I	11	100
GRANTOR: PAULSON NICHOLAS & AM						
GRANTEE: PAULSON AMIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FOP=[YR=1994] W42 S8 BAS=[YR=1993] S11 UGR=[YR=2010] W25 S20 E25 N20$ S15 E18 FOP=[YR=1994] E5 N3 W5 S3$ N3 E5 S3 E9 FOP=[YR=2016] S52 E26 BAS=[YR=2016] E13 N52 W31 S41 E18 S11$ N11 W18 N41 W8$ E28 N26 W18 N3W24 S3 W18$ E18 N3 E24 N5$ S8 E18 N8$.

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	1991	1991	3	72	2,520	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1970	1970	3	20	579	
3	0811	CONCRETE B	0	100	0	0	816.00	SF	5.20	5.20	100	1997	1997	3	75	3,182	
4	0810	CONCRETE A	0	100	12	8	96.00	SF	6.50	6.50	100	2016	2016	3	97	605	

LAND DESCRIPTION

TOTAL OB/XF 6,886

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	2.85	AC		1.00	1.00	1.00	35,000.00	35,000.00	99,750							

REVIEW DATE 10/15/2018 BY TWA Total Acres: 2.85 Total Land Value: 99,750 Market: 0 Agricultural: 0 Common: 99,750 PRINTED 08/02/2023 BY SYS