LOT 7
IN OR 479 PG 740
SUNOWA SPRINGS #1 PB 4/75 & 76

HERN JOHN RICHARD & ROBIN L/E/
11487 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

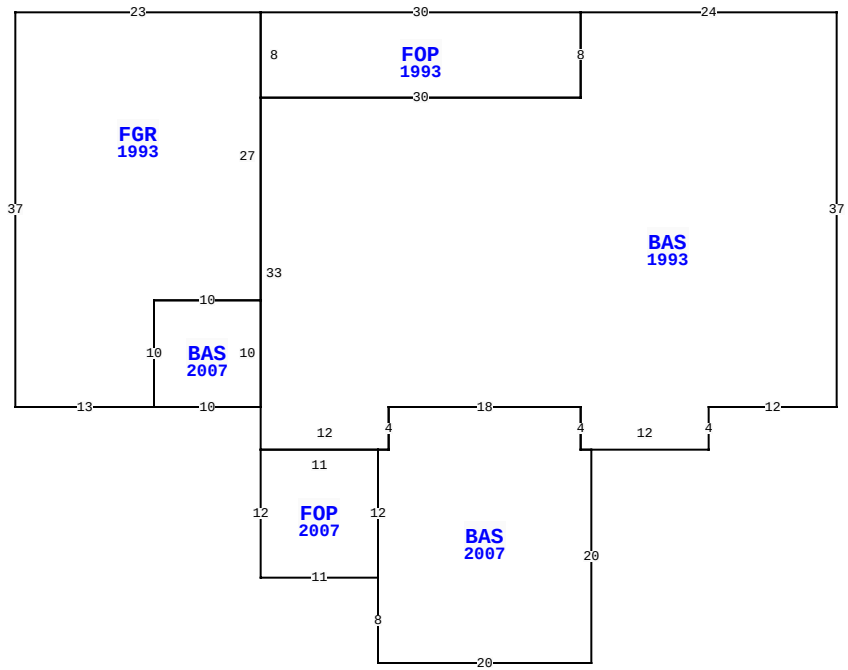
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,854	100	1,854	160,403
BAS	100	100	100	8,652
BAS	472	100	472	40,836
FGR	751	55	413	35,731
FOP	240	30	72	6,229
FOP	132	30	40	3,461
TOTALS	3,549		2,951	255,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,951	105.2800	100.02	295,159	1986	1996	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 0 Heated Area: 2426 HX Base Yr



11487 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		255,313
TOTAL MARKET OB/XF VALUE		4,255
TOTAL LAND VALUE - MARKET		92,750
TOTAL MARKET VALUE		352,318
SOH/AGL Deduction		172,192
ASSESSED VALUE		180,126
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,126
TOTAL JUST VALUE		352,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002840	REPAIR/RRF	17,265	03/22/2019
B18805	ADDITION	31,591	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/81	3/19/2024	QC	U	I	11	100
GRANTOR: HERN JOHN R & ROBIN						
GRANTEE: HERN RYAN						
0479/0740	1/01/1986	WD	Q	V		15,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FOP=[YR=1993] W30 FGR=[YR=1993] W23 S37E13 BAS=[YR=2007] E10 N10 W10 S10 $ N10E10 N27 $ S8 E30 N8 $ S8 W30 S33 FOP=[YR=2007] S12 E11 BAS=[YR=2007] S8 E20 N20 W1 N4 W18 S4 W1 S12$ N12 W11$ E12 N4 E18 S4 E12 N4 E12 N37$.

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	1986	1986	3	60	2,100	
2	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	1986	1986	3	49.5	1,627	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	13.20	13.20	100	2000	2000	3	20	528	

LAND DESCRIPTION

TOTAL OB/XF 4,255

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	2.65	AC		1.00	1.00	1.00	35,000.00	35,000.00	92,750							

REVIEW DATE 06/18/2019 BY TWMB Total Acres: 2.65 Total Land Value: 92,750 Market: 0 Agricultural: 0 Common: 92,750 PRINTED 08/06/2024 BY SYS