

LOT 9
IN OR 592 PG 747
SUNOWA SPRINGS #1 PB 4/75 & 76

COLLEY JANIE M & KENNETH W
11545 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8011.00	

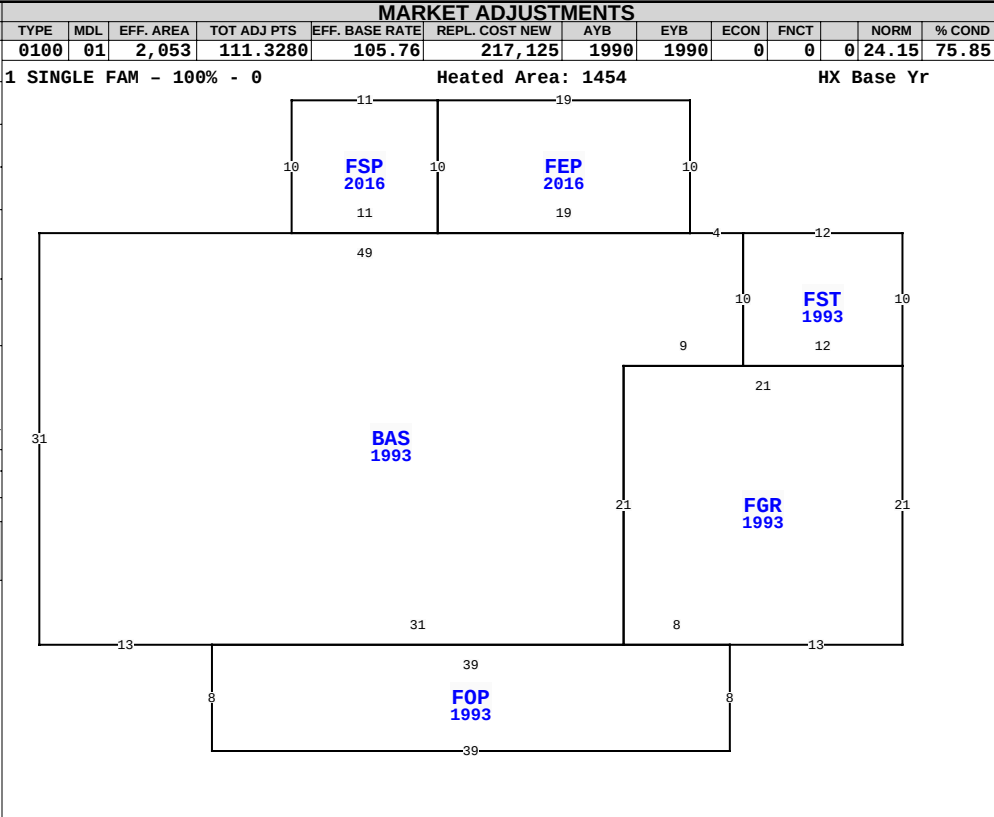
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,454	100	1,454	116,638
FEP	190	80	152	12,194
FGR	441	55	243	19,493
FOP	312	30	94	7,540
FSP	110	40	44	3,529
FST	120	55	66	5,294

TOTALS	2,627		2,053	164,689
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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
1	0940	SHEDS/PORT	0 100	20	12	240.00	SF	21.30	21.30	100	1990	1990	3	20	1,022	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
3	0811	CONCRETE B	0 100	0	0	846.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,618	
4	0510	GARAGE WD-	0 100	24	20	480.00	SF	35.00	35.00	100	1992	1992	3	20	3,360	
5	0300	BOAT DCK W	0 100	0	0	135.00	SF	40.00	40.00	100	1992	1992	3	20	1,080	
6	0681	POLE SHED	0 100	26	14	364.00	SF	15.00	15.00	100	2010	2010	3	60	3,276	
7	0350	CARPORT WD	0 100	30	20	600.00	SF	13.00	13.00	100	1992	1992	3	20	1,560	

LAND DESCRIPTION			TOTAL OB/XF 15,296													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.48	AC		1.00	1.00	1.00	35,000.00	35,000.00

REVIEW DATE 05/12/2019 BY KBA



11545 SUNOWA SPRINGS TR, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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Total Acres: 2.48 Total Land Value: 86,800 Market: 0 Agricultural: 0 Common: 86,800

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				164,689	
TOTAL MARKET OB/XF VALUE				15,296	
TOTAL LAND VALUE - MARKET				86,800	
TOTAL MARKET VALUE				266,785	
SOH/AGL Deduction				128,062	
ASSESSED VALUE				138,723	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				88,723	
TOTAL JUST VALUE				266,785	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				260,080	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6588	NEW CONSTR	7,734	04/03/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0592/0747	3/13/1990	WD	Q	V	
GRANTOR: KING LEE & VICKY					SALE PRICE
GRANTEE: COLLEY JANIE & KEN					18,000
0489/0064	5/01/1986	WD	Q	V	
GRANTOR:					14,800
GRANTEE:					

BUILDING NOTES															
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BUILDING DIMENSIONS															
FST=[YR=1993] W12 BAS=[YR=1993] W4 FEP=[YR=2016] N10 W19 FSP=[YR=2016] W11 S10 E11 N10\$ S10 E19\$ W49 S31 E13 FOP=[YR=1993] S8 E39 N8 FGR=[YR=1993] E13 N21 W21 S21E8\$ W39\$ E31 N21 E9 N10\$ S10 E12 N10\$.															