LOT 11
IN OR 2230/1616
SUNOWA SPRINGS #1 PB 4/75 & 76

WISSING CLIFTON & KRISTIN
11585 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0011-0000

BUILDING CHARACTERISTICS

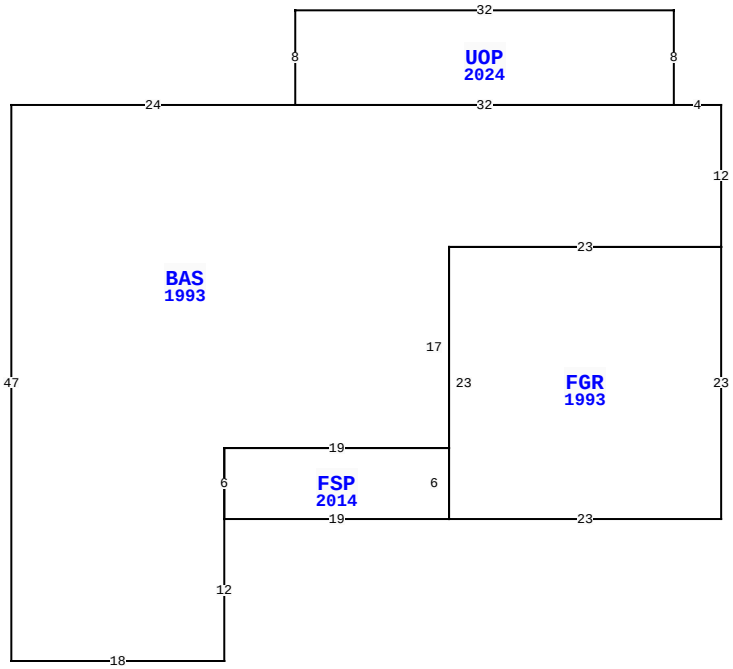
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	01	Quality Level 01
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	1,673	100	1,673	180,594
FGR	529	55	291	31,412
FSP	114	40	46	4,966
UOP	256	20	51	5,505
TOTALS	2,572		2,061	222,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,061	101.8710	127.34	262,448	1987	2002	0	0	0	15.23	84.77

1 SNGL FAM – 100% - 2024 Heated Area: 1673 HX Base Yr



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

11585 SUNOWA SPRINGS TR, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		222,477
TOTAL MARKET OB/XF VALUE		30,562
TOTAL LAND VALUE - MARKET		91,700
TOTAL MARKET VALUE		344,739
SOH/AGL Deduction		0
ASSESSED VALUE		344,739
TOTAL EXEMPTION VALUE	13	344,739
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		344,739
NCON VALUE		10,888
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615630	REPAIR/RRF	9,634	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2230/1616	10/15/2018	WD	Q	I	01	261,300
GRANTOR: SPAGNOLO JORDAN						
GRANTEE: WISSING CLIFTON & K						
1656/0012	11/16/2009	WD	U	I	12	125,000
GRANTOR: AMERICAN GENERAL HOME						
GRANTEE: SPAGNOLO JORDAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W4 W32 W24 S47 E18 N12 N6 E19 N17 E23 N12 $
FGR=[YR=1993;ORIG=-23,35] E23 N23 W23 S23 $
FSP=[YR=2014;ORIG=-42,35] E19 N6 W19 S6 $
UOP=[YR=2024;ORIG=-36,-8] E32 S8 W32 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	0861	POOL GUNIT	0	100	18	36	648.00	SF	85.00	85.00	100	1988	1988	3	20	11,016	
2	0845	KOOL DECK	0	100	0	0	475.00	SF	7.25	7.25	100	1988	1988	3	54.5	1,877	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
4	0810	CONCRETE A	0	100	40	4	160.00	SF	6.50	6.50	100	2009	2009	3	90	936	
5	0462	ST/AL FNC	0	100	204	6	1,224.00	SF	10.00	10.00	100	2014	2014	3	75	9,180	
6	0845	KOOL DECK	0	100	0	0	750.00	SF	7.25	7.25	100	2024	2021		99	5,383	

LAND DESCRIPTION

TOTAL OB/XF 30,562

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	2.62	AC		1.00	1.00	1.00	35,000.00	35,000.00	91,700							

REVIEW DATE 02/27/2024 BY WWA Total Acres: 2.62 Total Land Value: 91,700 Market: 0 Agricultural: 0 Common: 91,700 PRINTED 08/06/2024 BY SYS