

LOT 12
IN OR 600/678
SUNOWA SPRINGS #1 PB 4/75 & 76

JOHNSON BRODIE GENE
11619 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0012-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	12	CEDAR 90	0100	01	2,018	111.7200	106.13	214,170	1987	1987	0	0	0	18.00	82.00	VALUATION BY													
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 0										Heated Area: 1706					Tax Group: 6											
Roof Structure	03	GABLE/HIP 100											HX Base Yr					Tax Dist:											
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE											
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE											
Interior Floor	13	LVT/LAMNT 70																TOTAL LAND VALUE - MARKET											
Interior Floor	14	CARPET 30																TOTAL MARKET VALUE											
Air Condition	03	CENTRAL 100																SOH/AGL Deduction											
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE											
Bedrooms	3	100																TOTAL EXEMPTION VALUE											
Bathrooms	2	100																HX HB VX											
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE											
Stories	1.	1. 100																TOTAL JUST VALUE											
Units	0	100																NCON VALUE											
BUD8 Adjustme	06	DIST 1D 100																INCOME VALUE											
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE											
Quality	03	Quality Level 03																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	8011.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,706	100	1,706	148,468																									
FGR	483	55	266	23,149																									
FOP	10	30	3	261																									
FST	78	55	43	3,742																									
TOTALS	2,277		2,018	175,619																									
EXTRA FEATURES					11619 SUNOWA SPRINGS TR, BRYCEVILLE																								
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	0500	FP-PRE FAB	0	100	0	0		1.00	UT	3,500.00	100	1987	1987	3	62	2,170													
2	0811	CONCRETE B	0	100	0	0		721.00	SF	5.20	100	1987	1987	3	52	1,950													
3	1242	WD DECK A	0	100	36	16		576.00	SF	10.00	100	2000	2000	3	20	1,152													
4	0812	CONCRETE C	0	100	0	0		2,434.00	SF	4.00	100	2017	2017	3	97	9,444													
TOTAL OB/XF 14,716																													
LAND DESCRIPTION																													
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.77	AC		1.00	1.00	1.00	35,000.00	35,000.00	96,950												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.77 Total Land Value: 96,950 Market: 0 Agricultural: 0 Common: 96,950 PRINTED 08/06/2024 BY SYS																													