LOT 19
IN OR 675/273
SUNOWA SPRINGS UNIT 1

GEORGE MARYEN HELEN
11825 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0019-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

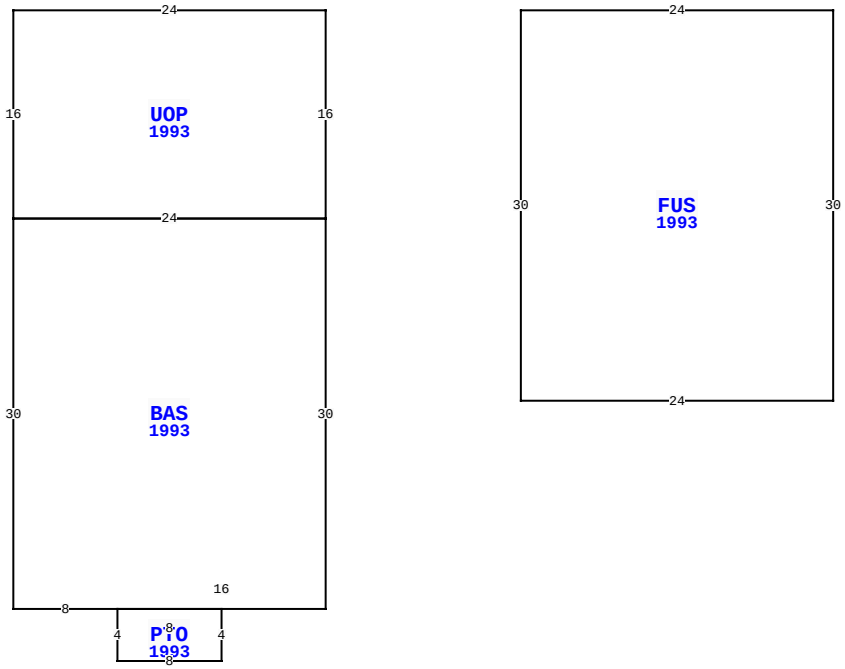
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	69,084
FUS	720	100	720	69,084
PTO	32	5	2	192
UOP	384	20	77	7,388
TOTALS	1,856		1,519	145,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,519	123.9300	117.73	178,832	1986	1986	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 1995 Heated Area: 1440 HX Base Yr 1995



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

11825 SUNOWA SPRINGS TR, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		145,748
TOTAL MARKET OB/XF VALUE		4,315
TOTAL LAND VALUE - MARKET		116,640
TOTAL MARKET VALUE		266,703
SOH/AGL Deduction		133,979
ASSESSED VALUE		132,724
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,724
TOTAL JUST VALUE		266,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0675/0273	2/10/1993	WD	U	I	05	73,000
GRANTOR: AETNA FINANCE CO						
GRANTEE: GEORGE MARYEN HELEN						
0658/1237	5/20/1992	CT	U	I	14	70,300
GRANTOR: CLERK OF COURT						
GRANTEE: AETNA FINANCE CO						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W24 S16 BAS=[YR=1993] S30 E8 PTO=[YR=1993] S4 E8 N4 W8$ E16 N30 W24$ E24 N16$ PTR=E15 FUS=[YR=1993] E24 S30 W24 N30$W15$.

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	0940	SHEDS/PORT	0	100	0	0	220.00	SF	30.00	30.00	100	1988	1988	3	20	1,320	
2	0825	BRICK	0	100	6	10	60.00	SF	12.50	12.50	100	1988	1988	3	84	630	
3	0835	QUARY TILE	0	100	0	0	434.00	SF	10.00	10.00	100	1988	1988	3	54.5	2,365	

LAND DESCRIPTION

TOTAL OB/XF 4,315

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	6.48	AC		1.00	1.00	1.00	18,000.00	18,000.00	116,640							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 6.48 Total Land Value: 116,640 Market: 0 Agricultural: 0 Common: 116,640 PRINTED 08/06/2024 BY SYS