LOT 22
IN OR 923/112
SUNOWA SPRINGS UNIT 1

SCHNITZLER WILLIAM III EST
11901 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0022-0010

BUILDING CHARACTERISTICS

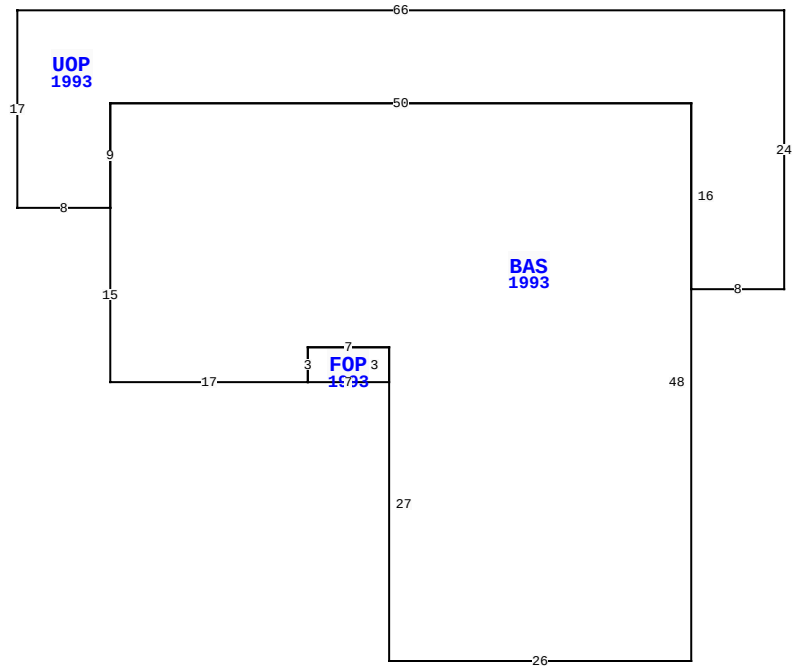
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,803	100	1,803	148,578
FOP	21	30	6	494
UOP	728	20	146	12,032
TOTALS	2,552		1,955	161,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	103.8800	98.69	192,939	1981	1986	0	0	0	16.50	83.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1803 HX Base Yr



11901 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	161,104
TOTAL MARKET OB/XF VALUE	15,695
TOTAL LAND VALUE - MARKET	139,770
TOTAL MARKET VALUE	316,569
SOH/AGL Deduction	0
ASSESSED VALUE	316,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,569
TOTAL JUST VALUE	316,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108421	GARAGE	30,000	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0923/0112	3/07/2000	WD	Q	I		165,000
GRANTOR: GLOYD KENNETH R						
GRANTEE: SCHNITZLER WILLIAM						
0373/0655	11/01/1982	WD	Q	I		38,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W66 S17 E8 BAS=[YR=1993] S15 E17 FOP=[YR=1993] E7 N3 W7 S3 $ N3 E7 S27 E26 N48W50 S9 $ N9 E50 S16 E8 N24 $.

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	0	12	20	240.00	SF	30.00	30.00	100	1989	1989	3	20	1,440	
2	0350	CARPORT WD	0	0	8	20	160.00	SF	13.00	13.00	100	1989	1989	3	20	416	
3	0810	CONCRETE A	0	0	0	0	429.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,659	
4	0510	GARAGE WD-	0	0	40	30	1,200.00	SF	35.00	35.00	100	2001	2001	3	29	12,180	

LAND DESCRIPTION

TOTAL OB/XF 15,695

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	0		OR	0.00	0.00	15.53	AC		1.00	1.00	0.60	15,000.00	9,000.00	139,770							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 15.53 Total Land Value: 139,770 Market: 0 Agricultural: 0 Common: 139,770 PRINTED 08/06/2024 BY SYS