LOTS 23 & 24 (EX S-1)
IN OR 547/404 & OR 688/339
SUNOWA SPRINGS #1 PB 475 & 76

BARBOUR GEORGE E & FAITH J
11929 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

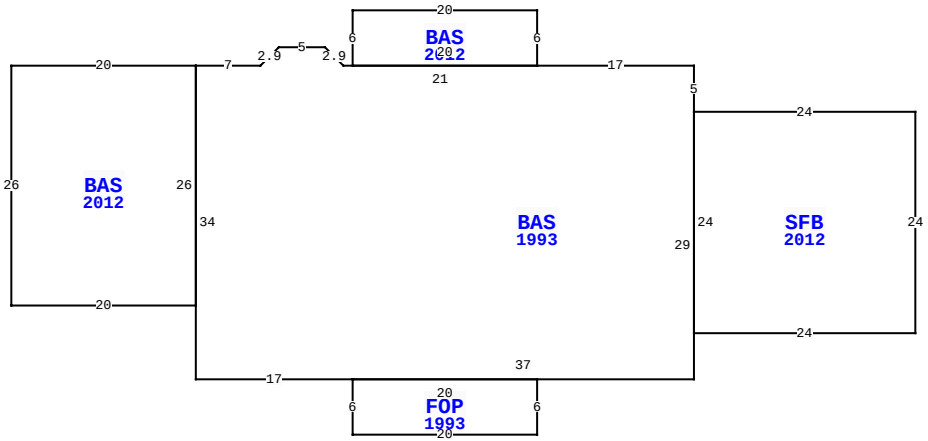
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	03	CONC FINSH 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,850	100	1,850	141,957
BAS	120	100	120	9,208
BAS	520	100	520	39,901
FOP	120	30	36	2,762
SFB	576	80	461	35,374
TOTALS	3,186		2,987	229,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,987	94.7520	90.01	268,860	1988	1993	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 0 Heated Area: 2951 HX Base Yr



11929 SUNOWA SPRINGS TR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		229,203
TOTAL MARKET OB/XF VALUE		8,591
TOTAL LAND VALUE - MARKET		165,375
TOTAL MARKET VALUE		403,169
SOH/AGL Deduction		176,426
ASSESSED VALUE		226,743
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,743
TOTAL JUST VALUE		403,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3130	NEW CONSTR	0	07/18/1988
5203	NEW CONSTR	2,800	07/07/1988
2667	H/AC	1,800	07/01/1988
4964	NEW CONSTR	56,400	06/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0547/0404	7/08/1988	WD	Q	V		18,300
GRANTOR: ALBERTSON D L						
GRANTEE: BARBOUR GEORGE E						
0296/0244	7/01/1979	WD	Q	V		13,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2012] W24 BAS=[YR=1993] N5 W17 BAS=[YR=2012] N6 W20 S6 E20 $ W21 U2 L2 W5 D2 L2 W7 BAS=[YR=2012] W20 S26 E20 N26 $ S34 E17 FOP=[YR=1993] S6 E20 N6 W20 $ E37 N29$ S24 E24 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
2	0510	GARAGE WD-	0	100	16	24	384.00	SF	35.00	35.00	100	1988	1988	3	20	2,688	
3	0810	CONCRETE A	0	100	0	0	466.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,651	
4	0810	CONCRETE A	0	100	30	12	360.00	SF	6.50	6.50	100	2005	2005	3	86	2,012	

LAND DESCRIPTION

TOTAL OB/XF 8,591

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	15.75	AC		1.00	1.00	0.70	15,000.00	10,500.00	165,375							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 15.75 Total Land Value: 165,375 Market: 0 Agricultural: 0 Common: 165,375 PRINTED 08/06/2024 BY SYS