

LOT 26
IN OR 2250/1890
SUNOWA SPRINGS #1 PB 4/75 & 76

DEAN RICKEY N & BRANDI L/DEAN RICKI ALVIN
12021 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0026-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2														
Exterior Wall	20	FACE BRICK 100	0900	01	2,818	97.0272	121.28	341,767	1987	1992	0	0	23.05	76.95															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 50% - 2020													Heated Area: 2615													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020													
Interior Wall	05	DRYWALL 70																											
Interior Wall	04	PLYWOOD 30																											
Interior Floo	13	LVT/LAMNT 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2.5	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	2,109	100	2,109	196,823																									
BAS	506	100	506	47,223																									
FEP	200	80	160	14,932																									
FOP	142	30	43	4,013																									
TOTALS	2,957		2,818	262,990																									
EXTRA FEATURES															12021 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	0810	CONCRETE A	0	50	0	0	368.00	SF	6.50	6.50	100	1987	1987	3	52	1,244													
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170													
3	0200	BARN WD 0-	0	50	34	50	1,700.00	SF	20.00	20.00	100	1988	1988	3	20	6,800													
4	0811	CONCRETE B	0	0	0	0	745.00	SF	5.20	5.20	100	2002	2002	3	82	3,177													
5	0940	SHEDS/PORT	0	50	16	8	128.00	SF	30.00	30.00	100	2003	2003	3	21	806													
6	0680	POLE SHED	0	50	16	6	96.00	SF	10.00	10.00	100	2003	2003	3	32	307													
7	0812	CONCRETE C	0	50	0	0	1,889.00	SF	4.00	4.00	100	2003	2003	3	83	6,271													
8	0812	CONCRETE C	0	50	90	36	3,240.00	SF	4.00	4.00	100	2003	2003	3	83	10,757													
TOTAL OB/XF 31,532																													
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												
1	000115	C	SFR ACRES	50	0006	OR	0.00	0.00	9.60	AC		1.00	1.00	0.80	18,000.00	14,400.00	138,240												
REVIEW DATE 01/06/2020 BY TW Total Acres: 9.60 Total Land Value: 138,240 Market: 0 Agricultural: 0 Common: 138,240 PRINTED 08/06/2024 BY SYS																													

VALUATION BY STANDARD

Tax Group: 6 Tax Dist:

BUILDING MARKET VALUE 407,046

TOTAL MARKET OB/XF VALUE 31,532

TOTAL LAND VALUE - MARKET 138,240

TOTAL MARKET VALUE 576,818

SOH/AGL Deduction 174,607

ASSESSED VALUE 402,211

TOTAL EXEMPTION VALUE HA HAB 50,000

BASE TAXABLE VALUE 352,211

TOTAL JUST VALUE 576,818

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 559,478

PERMIT NUM DESCRIPTION AMT ISSUED

8708 TEMP POLE 0 11/01/2001

8709 NEW CONSTR 0 11/01/2001

B018952 NEW CONSTR 54,800 10/01/2001

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2250/1890 1/09/2019 WD Q Q I 01 365,000

GRANTOR: HENG MARC & RENEE

GRANTEE: DEAN RICKEY N & BRA

1875/1637 8/20/2013 WD Q Q I 01 352,000

GRANTOR: FREELAND TIMOTHY O &

GRANTEE: HENG MARC & RENEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N16 W19 S16 W4 N1 W12 FEP=[YR=2013] N9 W20 S10 E20 N1\$ S1 W34 S35 E15 FOP=[YR=1993] E31 BAS=[YR=2013] E23 N22 W23 S22\$ N4 W13 N3 W6 S3 W12 S4\$ N4 E12 N3 E6 S3 E13 N18 E25 N13\$.

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