

LOT 28
IN OR 489 PG 919
SUNOWA SPRINGS #1 PB 4/75 & 76

MARTIN JOHN R & MIRANDA B
12095 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0028-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 60
Exterior Wall	20 FACE BRICK 40
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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
BAL	155	15	23	2,263
BAL	270	15	40	3,935
BAS	1,341	100	1,341	131,926
FGR	528	55	290	28,530
FOP	155	30	46	4,525
FOP	270	30	81	7,969
FST	60	55	33	3,246
FST	66	55	36	3,542
FUS	939	100	939	92,378
TOTALS	3,784		2,829	278,314

EXTRA FEATURES	
L N	OB/XF CODE

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	2,695.00	2,695.00	100	1987	1987	3	62	1,671	
2	0811	CONCRETE B	0 100	0	0	803.00	SF	5.20	5.20	100	1987	1987	3	52	2,171	
3	0940	SHEDS/PORT	0 100	16	17	272.00	SF	30.00	30.00	100	1987	1987	3	20	1,632	
4	0940	SHEDS/PORT	0 100	16	5	80.00	SF	30.00	30.00	100	1987	1987	3	20	480	
5	0681	POLE SHED	0 100	0	0	800.00	SF	15.00	15.00	100	2005	2005	3	40	4,800	
6	0300	BOAT DCK W	0 100	0	0	478.00	SF	40.00	40.00	100	2019	2019	3	90	17,208	

LAND DESCRIPTION	
L N	USE CODE
1	000115

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,829	96.5952	120.74	341,573	1987	1992	0	0	0 18.52	81.48	
1 SNGL FAM - 100% - 0 Heated Area: 2280 HX Base Yr												

12095 SUNOWA SPRINGS TR, BRYCEVILLE	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
27,962												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			278,314
TOTAL MARKET OB/XF VALUE			27,962
TOTAL LAND VALUE - MARKET			122,832
TOTAL MARKET VALUE			429,108
SOH/AGL Deduction			220,162
ASSESSED VALUE			208,946
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			158,946
TOTAL JUST VALUE			429,108
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			418,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003141	REPAIR/RRF	22,515	04/13/2020
4206	NEW CONSTR	103,974	06/30/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0489/0919	5/01/1986	WD Q	V			20,900	
GRANTOR:							
GRANTEE:							
0489/0918	5/01/1986	WD Q	V			20,800	
GRANTOR:							
GRANTEE:							

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS=[YR=1993] W24 FOP=[YR=1993] N3 W31 S10 E11 N2 E20 N5\$ S5 W20 S2 W11 S29 FOP=[YR=1993] S5 E31 FGR=[YR=1993] S3 E24 N22 FST=[YR=1993] N6 W10 FST=[YR=1993] W11 S6 E11 N6\$ S6 E10\$ W24 S19\$ N5 W31\$ E31 N14 E3 N6 E21 N16\$ PTR=E15 BAL=[YR=1994] E31 S8 FUS=[YR=1993] S31 BAL=[YR=1994] S5 W31 N5 E31\$ W31 N29 E11 N2 E20\$ W20 S2 W11 N10\$ W15\$.	