LOT 29
IN OR 653/412
SUNOWA SPRINGS UNIT 1

SPEARRIN RAYMOND L & CANDIENCE
12131 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0029-0000

BUILDING CHARACTERISTICS

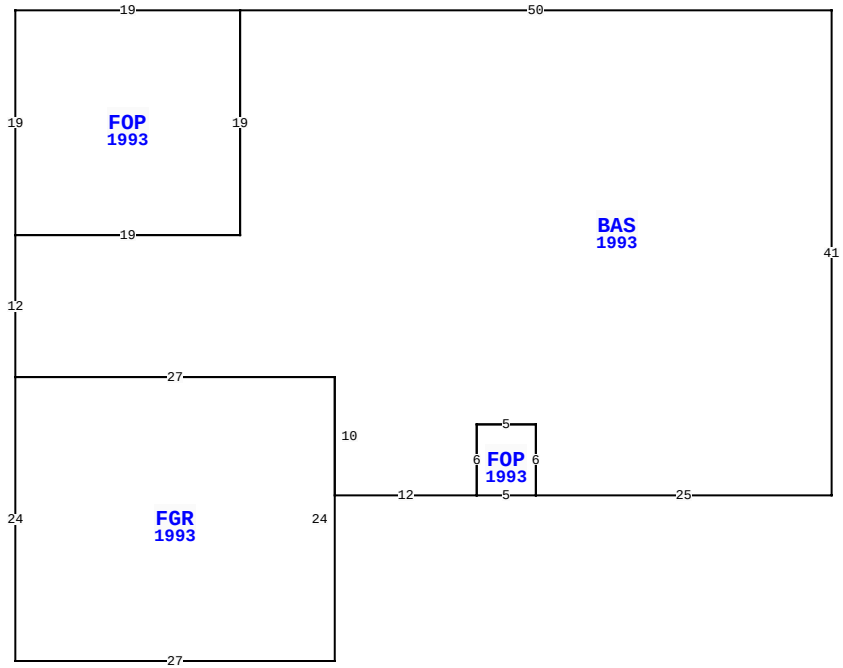
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,168	100	2,168	190,937
FGR	648	55	356	31,353
FOP	30	30	9	793
FOP	361	30	108	9,512
TOTALS	3,207		2,641	232,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,641	93.5712	116.96	308,891	1989	1989	0	0	0	24.70	75.30

1 SNGL FAM – 100% - 0 Heated Area: 2168 HX Base Yr



12131 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		246,953
TOTAL MARKET OB/XF VALUE		7,032
TOTAL LAND VALUE - MARKET		181,360
TOTAL MARKET VALUE		298,040
SOH/AGL Deduction		136,799
ASSESSED VALUE		161,241
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,241
TOTAL JUST VALUE		435,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2476	H/AC	3,000	03/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0653/0412	3/30/1992	QC	U	I	01	100
GRANTOR: SPEARRIN RAY						
GRANTEE: SPEARRIN RAY & C						
0348/0237	11/01/1981	WD	Q	V		18,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 FOP=[YR=1993] W19 S19 E19 N19 $ S19 W19 S12 FGR=[YR=1993] S24 E27 N24 W27 $ E27 S10 E12 FOP=[YR=1993] E5 N6 W5 S6 $ N6 E5 S6 E25 N41 $.

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	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	1987	1987	3	20	2,160	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
3	0811	CONCRETE B	0	100	0	0	828.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,562	

LAND DESCRIPTION

TOTAL OB/XF 7,032

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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	7.44	AC		1.00	1.00	1.00	545.00	545.00	4,055							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	7.44	AC		1.00	1.00	1.00	19,000.00	19,000.00	141,360							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 8.44 Total Land Value: 44,055 Market: 141,360 Agricultural: 4,055 Common: 40,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

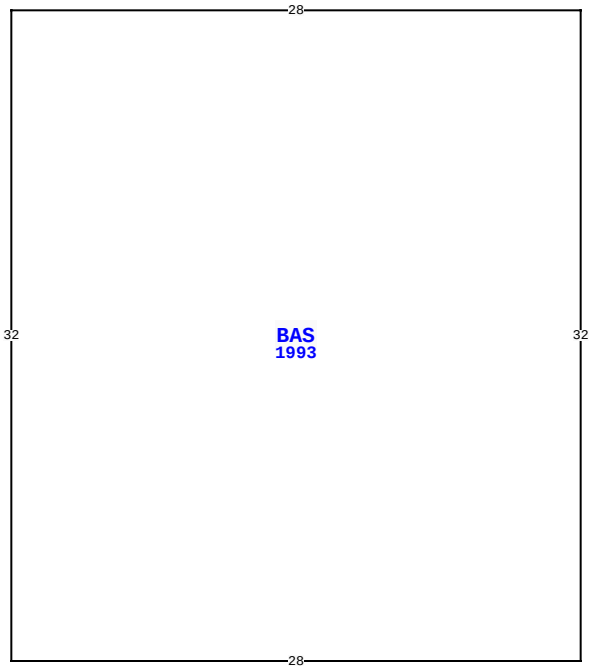
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		1 100
Frame	03	MASONRY 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	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	14,359
TOTALS	896		896	14,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	896	91.5840	32.05	28,717	1985	1985	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 896 HX Base Yr



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GRANTEE: SPEARRIN RAY & C						
0348/0237	11/01/1981	WD	Q	V		18,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S32 E28 N32 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/14/2024 BY KBA Total Acres: 8.44 Total Land Value: 44,055 Market: 141,360 Agricultural: 4,055 Common: 40,000 PRINTED 08/06/2024 BY SYS