LOT 34
IN OR 852/1730
SUNOWA SPRINGS #1 PB 4/75 & 76

POWELL FRED W & CHERYL D
12269 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

**2024**

**02-1S-24-1990-0034-0000**

## BUILDING CHARACTERISTICS

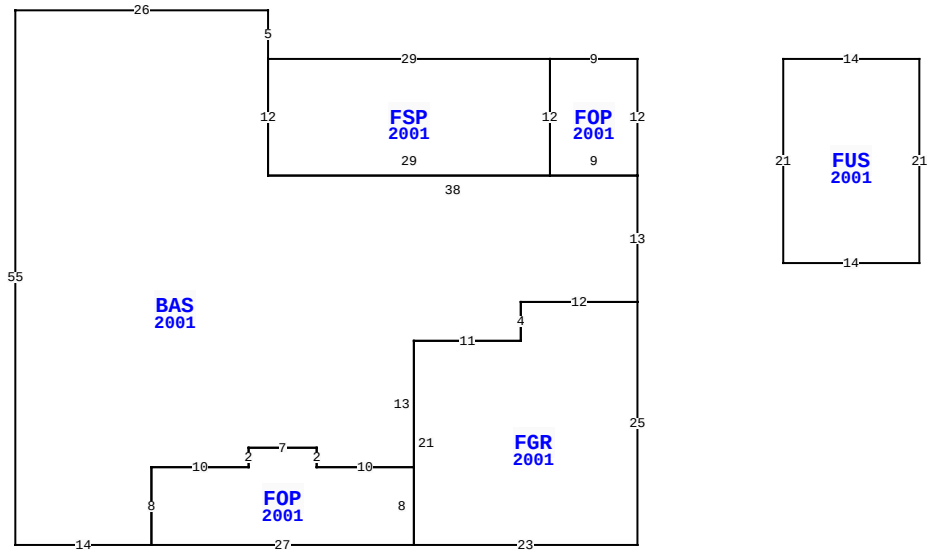
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| 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 | 2,113 | 100 | 2,113 | 183,546 |
| FGR | 531 | 55 | 292 | 25,365 |
| FOP | 108 | 30 | 32 | 2,780 |
| FOP | 230 | 30 | 69 | 5,994 |
| FSP | 348 | 40 | 139 | 12,074 |
| FUS | 294 | 100 | 294 | 25,538 |
| TOTALS | 3,624 | | 2,939 | 255,296 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,939 | 109.5100 | 104.03 | 305,744 | 2001 | 2001 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SINGLE FAM – 100% - 2002 Heated Area: 2407 HX Base Yr 2002




12269 SUNOWA SPRINGS TR, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2023 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 | | 255,296 |
| TOTAL MARKET OB/XF VALUE | | 46,928 |
| TOTAL LAND VALUE - MARKET | | 215,992 |
| TOTAL MARKET VALUE | | 518,216 |
| SOH/AGL Deduction | | 249,116 |
| ASSESSED VALUE | | 269,100 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 219,100 |
| TOTAL JUST VALUE | | 518,216 |
| NCON VALUE | | 40,920 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 466,823 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230005436 | NEW POOL | 78,821 | 04/26/2023 |
| B007481 | NEW CONSTR | 152,000 | 08/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0852/1730 | 10/19/1998 | WD | Q | V | | 50,000 |
| GRANTOR: STRINGER DAVID A & PA | | | | | | |
| GRANTEE: POWELL FRED & CHERY | | | | | | |
| 0541/0702 | 4/25/1988 | WD | Q | V | | 35,000 |
| GRANTOR: WALTER WILLIAMS | | | | | | |
| GRANTEE: STRINGER DAVID A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2001] W9 FSP=[YR=2001] W29 BAS=[YR=2001] N5 W26 S55 E14 FOP=[YR=2001] E27 FGR=[YR=2001] E23 N25 W12 S4 W11 S21 $ N8 W10 N2 W7 S2 W10 S8 $ N8 E10 N2 E7 S2 E10 N13 E11 N4 E12 N13 W38 N12 $ S12 E29 N12 $ S12 E9 N12 $ PTR= E15 FUS=[YR=2001] E14 S21 W14 N21 $ W15 $ .

## 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 | 2001 | 2001 | 3 | 85 | 2,975 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 729.00 | SF | 5.20 | 5.20 | 100 | 2001 | 2001 | 3 | 80 | 3,033 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 392.00 | SF | 85.00 | 85.00 | 100 | 2024 | 2023 | | 100 | 33,320 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 760.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 7,600 | |

## LAND DESCRIPTION

TOTAL OB/XF 46,928

| 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 | 22.04 | AC | | 1.00 | 1.00 | 0.70 | 14,000.00 | 9,800.00 | 215,992 | | | | | | | |

REVIEW DATE 12/19/2023 BY WW Total Acres: 22.04 Total Land Value: 215,992 Market: 0 Agricultural: 0 Common: 215,992 PRINTED 08/06/2024 BY SYS