

SHELDON DAVID A & DEBORAH B
12379 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

02-1S-24-1990-0039-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										VALUATION SUMMARY											
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall		05	AVERAGE 100							0100	01	2,207	103.8800	98.69	217,809	1983	1988		0		0	16.00	84.00	VALUATION BY							
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 0														Heated Area: 1800							
Roof Cover		05	COMP SHNGL 100																					HX Base Yr							
Interior Wall		05	DRYWALL 90																					Tax Group: 6							
Interior Wall		04	PLYWOOD 10																					Tax Dist:							
Interior Floo		14	CARPET 90																					BUILDING MARKET VALUE							
Interior Floo		08	SHT VINYL 10																					TOTAL MARKET OB/XF VALUE							
Air Condition		03	CENTRAL 100																					TOTAL LAND VALUE - MARKET							
Heating Type		04	AIR DUCTED 100																					TOTAL MARKET VALUE							
Bedrooms			3 100																					SOH/AGL Deduction							
Bathrooms			2 100																					ASSESSED VALUE							
Frame		03	MASONRY 100																					TOTAL EXEMPTION VALUE							
Stories		1.	1. 100																					BASE TAXABLE VALUE							
Units			0 100																					TOTAL JUST VALUE							
BUD8 Adjustme		06	DIST 1D 100																					NCON VALUE							
Occupancy		00	NONE 100																					INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE							
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		1,800	100	1,800	149,219																										
FGR		420	55	231	19,149																										
FOP		160	30	48	3,979																										
UCP		260	20	52	4,311																										
USP		252	30	76	6,300																										
TOTALS		2,892		2,207	182,960																										
EXTRA FEATURES										12379 SUNOWA SPRINGS TR, BRYCEVILLE										BLD DATE											
																				XF DATE											
																				LGL DATE											
																				LAND DATE											
																				AG DATE											
																				06/13/2023 MLU											
										</																					