

WATERS VAUGHN W & STACY M
12409 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-13-24-1990-0040-0000


BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

20FACE BRICK 100

RooF Structur

03GABLE/HIP 100

RooF Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

14CARPET 90

Interior Floo

11CLAY TILE 10

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

4100

Bathrooms

2100

Frame

02WOOD FRAME 100

Stories

1.1. 100

Units

0100

Occupancy

00NONE 100

Quality

05Quality Level 05

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8011.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,715

100

2,715

243,927

UOP

248

20

50

4,492

TOTALS

2,963

2,765

248,420

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

10940

SHEDS/PORT

0100

1313

169.00

SF

30.00

30.00

100

2005

2005

3

24

1,217

20500

FP-PRE FAB

0100

00

1.00

UT

3,500.00

3,500.00

100

1998

1998

3

81

2,835

30811

CONCRETE B

0100

4020

800.00

SF

5.20

5.20

100

2005

2005

3

86

3,578

40812

CONCRETE C

0100

00

1,984.00

SF

4.00

4.00

100

2015

2015

3

95

7,539

LAND DESCRIPTION

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

1000115

C

SFR ACRES

100

0006

OR

0.00

0.00

2.31

AC

1.00

1.00

1.00

35,000.00

35,000.00

80,850

REVIEW DATE

03/05/2021

BY

TWX

Total Acres: 2.31

Total Land Value: 80,850

Market: 0

Agricultural: 0

Common: 80,850

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDD

0100

01

2,765

112.2528

106.64

294,860

1997

2,765

2002

0

0

15.75

84.25

1 SINGLE FAM - 100% - 1998

Heated Area: 2715

HX Base Yr 1998

BLD DATE

XF DATE

INC DATE

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

06/13/2023

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

296,676

15,169

80,850

392,695

174,962

217,733

50,000

167,733

392,695

0

383,246

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20002115

REPAIR/RRF

14,300

03/09/2020

B1530252

GARAGE

173,676

04/01/2015

B1429477

NEW CONSTR

301,238

10/01/2014

E951717

NEW CONSTR

0

03/03/1995

B94886

NEW CONSTR

95,735

03/01/1994

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2517/0894

9/24/2021

QC

U

I

11

100

GRANTOR:WATERS VAUGHN W

GRANTEE:WATERS VAUGHN WILLI

1624/1837

5/04/2009

QC

U

I

11

60,500

GRANTOR:WATERS VAUGH W & WILL

GRANTEE:WATERS VAUGH W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W17 S35 W39 S38 E16 UOP=[YR=1997] S10 E24 N10 W10 N2 W4 S2 W10\$ E10 N2 E4 S2 E26 N73\$.

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[illegible]