

LOT 63
IN OR 2165/324
SUNOWA SPRINGS #1 PBK 4/75

JAMES CHERYL R & CLIFFORD A/JAMES LAWRENCE R
11356 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0063-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD ON PLY 60
Exterior Wall	20 FACE BRICK 40
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floo	13 LVT/LAMNT 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
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	1,188	100	1,188	97,441
BAS	1,035	100	1,035	84,892
FGR	520	55	286	23,459
FGR	374	55	206	16,896
FOP	96	30	29	2,379
FOP	312	30	94	7,710
TOTALS	3,525		2,838	232,777

EXTRA FEATURES									
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0810	CONCRETE A	0	100	0	0			
2	0810	CONCRETE A	0	100	0	0			
3	1242	WD DECK A	0	100	24	14			
4	0812	CONCRETE C	0	100	0	0			
5	0810	CONCRETE A	0	100	39	10			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,838	107.2512	101.89	289,164	1979	1997	0	0	0	19.50	80.50	
1 SINGLE FAM - 100% - 2018 Heated Area: 2223 HX Base Yr 2018													
11356 SUNOWA SPRINGS TR, BRYCEVILLE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/04/2024 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		241,244	
TOTAL MARKET OB/XF VALUE		11,349	
TOTAL LAND VALUE - MARKET		72,800	
TOTAL MARKET VALUE		325,393	
SOH/AGL Deduction		137,969	
ASSESSED VALUE		187,424	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		137,424	
TOTAL JUST VALUE		325,393	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,994	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702321	ADDITION	151,148	04/12/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2165/0324	11/27/2017	WD U	I	I	11	100	
GRANTOR: JAMES CHERYL R & CLIF							
GRANTEE: JAMES CHERYL R & CL							
2103/0297	1/04/2017	QC U	I	I	11	17,200	
GRANTOR: JAMES CHERYL R & CLIF							
GRANTEE: JAMES CHERYL R & CL							

BUILDING NOTES													

BUILDING DIMENSIONS													
FGR=[YR=1993] W20 BAS=[YR=1993] W10 BAS=[YR=2018] N38 FGR=[YR=2018] R7 U12 U14 L23 L7 D12 FOP=[YR=2018] W8 S39 E8 N39\$ D14 R23 \$ L23 U14 S52 E23\$ W31 S28 E15 FOP=[YR=1993] S4 E24 N4 W24\$ E31 N8 W5 N20 \$ S20 E5 S8 E15 N28 \$.													

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