

PT OF LOTS 79 & 80
IN OR 1478/977
EX S-3 OF LOT 79

HORMANN BERND & NORA
12980 SUNOWA STRINGS TRAIL
BRYCEVILLE, FL 32009-1502

2024

02-1S-24-1990-0079-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,799	100	1,799	204,734
FGR	516	55	284	32,320
FOP	161	30	48	5,463
FOP	692	30	208	23,671
FUS	1,630	100	1,630	185,501
STP	10	10	1	113
STP	10	10	1	113
STP	12	10	1	113
STP	20	10	2	228
STP	36	10	4	455
TOTALS	4,886		3,978	452,713

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0		3,067.00	SF 4.00
2	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00
3	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00
4	0510	GARAGE WD-	0	100	40	26		1,040.00	SF 35.00
5	0810	CONCRETE A	0	100	0	0		185.00	SF 6.50
6	0866	POOL FIBER	0	100	0	0		395.00	SF 72.00
7	0855	CONC PAVER	0	100	0	0		1,225.00	SF 10.00
8	0350	CARPORT WD	0	100	12	12		144.00	SF 13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.10

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,978	97.8975	122.37	486,788	2008	2008	0	0	7.00	93.00
1 SNGL FAM - 100% - 2009 Heated Area: 3429 HX Base Yr 2009											
BLD DATE 03/03/2023 NW LGL DATE 04/04/2024 MLU XF DATE INC DATE LAND DATE AG DATE											

TOTAL OB/XF 86,504											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.10	AC	1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		452,713	
TOTAL MARKET OB/XF VALUE		86,504	
TOTAL LAND VALUE - MARKET		44,000	
TOTAL MARKET VALUE		583,217	
SOH/AGL Deduction		262,833	
ASSESSED VALUE		320,384	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		270,384	
TOTAL JUST VALUE		583,217	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		559,580	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015419	SWIM POOL	70,000	11/08/2021
1700548	GARAGE	46,415	03/31/2017
M13063	MECH OTHER	0	06/01/2007
C19826	CO ISSUED	373,517	05/01/2007
B19826	NEW CONSTR	373,517	05/01/2007
E19272	ELEC OTHER	5,000	05/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1478/0977	2/13/2007	WD	Q	V	
GRANTOR: ALFORD LARRY					
GRANTEE: HORMANN BERND & NOR					
1091/1381	11/01/2002	WD	Q	V	
GRANTOR: SANTOS BRIGITTE R					
GRANTEE: ALFORD LARRY					

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2008] W5 STP=[YR=2008] N4 W5 S4 E5\$ W18 BAS=[YR=2008] U3 L3 W7 D3 L3 FOP=[YR=2008] W2 STP=[YR=2008] N2 W5 S2 E5\$ W20 S22 STP=[YR=2008] W2 S5 E2 N5\$ S7 D5 L5 S10 D7 R7 E10 U3 R3 STP=[YR=2008] S2 E6 N2 W6\$ E19 FGR=[YR=2008] S10 E24 N23 W6 S2 W18 S11\$ N7 W22 D3 L3 W4 U3 L3 N4 U3 R3 E2 N27 E15 N7\$ S7 W15 S27 W2 D3 L3 S4 R3 D3 E4 U3 R3 E22 N4 E18 N2 E6 N7 STP=[YR=2008] E9 N4 W9 S4\$ N21 W23 N7\$ S7 E23 N7\$ PTR=E15 FUS=[YR=2008] U3 R3 E2 N12 E8 S5 E2 N1 E5 N26 U3 R3 E7 D3 R3 S7 E12 S19 E11 S9 W6 S23 W12 N21 W5 S7 W13 N3 W10 D3 L3 W4 U3 L3 N4\$ W15 \$.									