LOT 87
IN OR 547 PG 344
SUNOWA SPRINGS UNIT 1

PETERSON GERALD E & JANICE H
12790 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

**2024**

**02-1S-24-1990-0087-0000**

## BUILDING CHARACTERISTICS

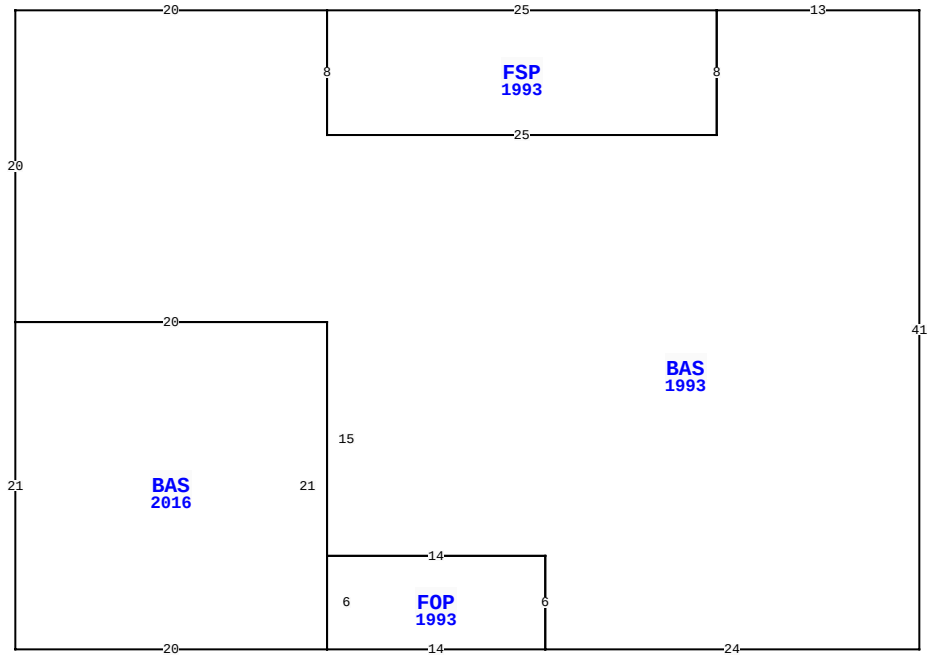
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 60 |
| Exterior Wall | 05 | AVERAGE 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,674 | 100 | 1,674 | 145,229 |
| BAS | 420 | 100 | 420 | 36,438 |
| FOP | 84 | 30 | 25 | 2,169 |
| FSP | 200 | 40 | 80 | 6,940 |
| TOTALS | 2,378 | | 2,199 | 190,776 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,199 | 105.4480 | 100.18 | 220,296 | 1991 | 1996 | 0 | 0 | 0 | 13.40 | 86.60 |

1 SINGLE FAM – 100% - 0 Heated Area: 2094 HX Base Yr




12790 SUNOWA SPRINGS TR, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 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 | | 190,776 |
| TOTAL MARKET OB/XF VALUE | | 1,612 |
| TOTAL LAND VALUE - MARKET | | 82,600 |
| TOTAL MARKET VALUE | | 274,988 |
| SOH/AGL Deduction | | 134,255 |
| ASSESSED VALUE | | 140,733 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 90,733 |
| TOTAL JUST VALUE | | 274,988 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 266,546 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8197 | XFOB | 864 | 06/24/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0547/0344 | 7/08/1988 | WD | Q | V | | 13,000 |
| GRANTOR: TAYLOR STEPHEN M | | | | | | |
| GRANTEE: PETERSON GERALD E | | | | | | |
| 0393/0219 | 7/01/1983 | WD | Q | V | | 13,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W13 FSP=[YR=1993] W25 S8 E25 N8$ S8 W25 N8 W20 S20 BAS=[YR=2016] S21 E20 FOP=[YR=1993] E14 N6 W14 S6$ N21 W20$ E20 S15 E14 S6 E24 N41$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 20 | 20 | 400.00 | SF | 6.50 | 6.50 | 100 | 1991 | 1991 | 3 | 62 | 1,612 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,612

| 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 | 2.36 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 82,600 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.36 Total Land Value: 82,600 Market: 0 Agricultural: 0 Common: 82,600 PRINTED 08/06/2024 BY SYS