LOT 88
IN OR 2040/1824
SUNOWA SPRINGS #1 PB 4/75 & 76

MARKHAM THOMAS L JR & JENNIFER
12782 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

**2024**

**02-1S-24-1990-0088-0000**

## BUILDING CHARACTERISTICS

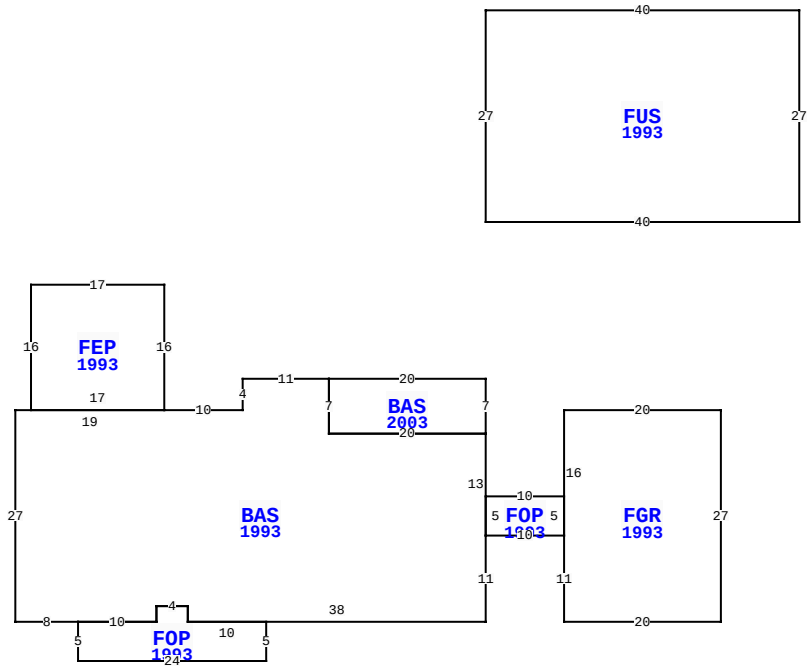
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 04 | PLYWOOD 10 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 07 | CORK/VTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 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 | 1,596 | 100 | 1,596 | 155,708 |
| BAS | 140 | 100 | 140 | 13,659 |
| FEP | 272 | 80 | 218 | 21,268 |
| FGR | 540 | 55 | 297 | 28,976 |
| FOP | 50 | 30 | 15 | 1,463 |
| FOP | 128 | 30 | 38 | 3,707 |
| FUS | 1,080 | 100 | 1,080 | 105,366 |
| TOTALS | 3,806 | | 3,384 | 330,148 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,384 | 92.6440 | 115.80 | 391,867 | 1989 | 1989 | 0 | 0 | 0 | 15.75 | 84.25 |

1 SNGL FAM – 0% - 0 Heated Area: 2816 HX Base Yr




12782 SUNOWA SPRINGS TR, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 330,148 |
| TOTAL MARKET OB/XF VALUE | 34,404 |
| TOTAL LAND VALUE - MARKET | 87,850 |
| TOTAL MARKET VALUE | 452,402 |
| SOH/AGL Deduction | 81,226 |
| ASSESSED VALUE | 371,176 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 371,176 |
| TOTAL JUST VALUE | 452,402 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 437,474 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7128 | SWIM POOL | 11,500 | 04/01/1991 |
| 6297 | XFOB | 8,289 | 02/16/1990 |
| 6223 | XFOB | 891 | 01/17/1990 |
| 2871 | H/AC | 5,000 | 01/05/1989 |
| 3259 | NEW CONSTR | 0 | 10/24/1988 |
| 5189 | NEW CONSTR | 80,555 | 09/28/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2040/1824 | 4/12/2016 | QC | U | I | 11 | 145,000 |
| GRANTOR: MARKHAM THOMAS L JR & | | | | | | |
| GRANTEE: MARKHAM THOMAS L JR | | | | | | |
| 1300/1068 | 3/08/2005 | WD | Q | I | | 300,000 |
| GRANTOR: WEIHE DAVID A & JULIE | | | | | | |
| GRANTEE: MARHAM THOMAS L JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W20 BAS=[YR=1993] W11 S4 W10 FEP=[YR=1993] N16 W17 S16 E17$ W19 S27 E8 FOP=[YR=1993] S5 E24 N5 W10 N2 W4 S2 W10$ E10 N2 E4 S2 E38 N11 FOP=[YR=1993] E10 FGR=[YR=1993] S11 E20 N27 W20 S16$ N5 W10 S5$ N13 W20 N7$ S7 E20 N7$ PTR=N20 FUS=[YR=1993] N27 E40 S27 W40$ S20$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 2.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 66 | 4,620 | |
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1991 | 1991 | 3 | 70 | 2,450 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,367.00 | SF | 4.00 | 4.00 | 100 | 1989 | 1989 | 3 | 57 | 3,117 | |
| 4 | 0861 | POOL GUNIT | 0 | 0 | 36 | 18 | 648.00 | SF | 85.00 | 85.00 | 100 | 1991 | 1991 | 3 | 20 | 11,016 | |
| 5 | 0845 | KOOL DECK | 0 | 0 | 0 | 0 | 588.00 | SF | 7.25 | 7.25 | 100 | 1991 | 1991 | 3 | 62 | 2,643 | |
| 6 | 0300 | BOAT DCK W | 0 | 0 | 0 | 0 | 170.00 | SF | 40.00 | 40.00 | 100 | 1992 | 1992 | 3 | 20 | 1,360 | |
| 7 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,257.00 | SF | 4.00 | 4.00 | 100 | 1993 | 1993 | 3 | 66 | 5,958 | |
| 8 | 0825 | BRICK | 0 | 0 | 72 | 4 | 288.00 | SF | 12.50 | 12.50 | 100 | 1994 | 1994 | 3 | 90 | 3,240 | |

## LAND DESCRIPTION

TOTAL OB/XF 34,404

| 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 | 0 | 0006 | OR | 0.00 | 0.00 | 2.51 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 87,850 | | | | | | | |

REVIEW DATE 05/17/2024 BY WWA Total Acres: 2.51 Total Land Value: 87,850 Market: 0 Agricultural: 0 Common: 87,850 PRINTED 08/06/2024 BY SYS