LOTS 89 & 90
SUNOWA SPRINGS #1 PB 4/75 & 76

O'NEAL JOINT REVOCABLE TRUST/O'NEAL EDGAR L CO-TRU
12762 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0089-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

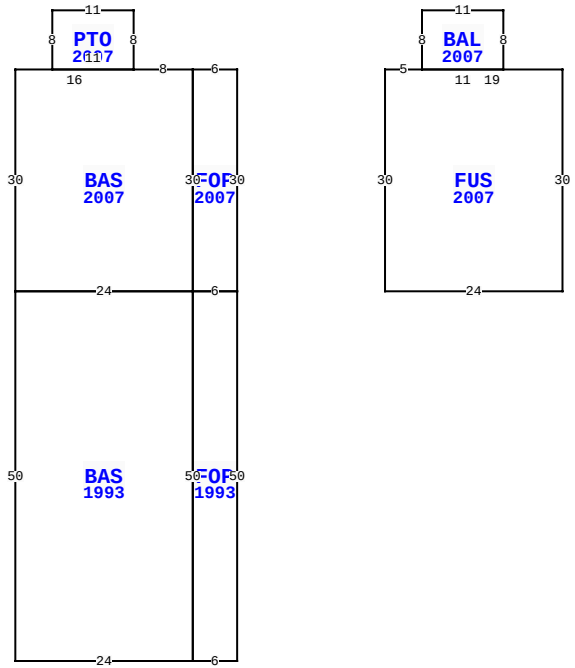
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	19	MARBLE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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
BAL	88	15	13	1,627
BAS	1,200	100	1,200	150,228
BAS	720	100	720	90,137
FOP	300	30	90	11,267
FOP	180	30	54	6,760
FUS	720	100	720	90,137
PTO	88	5	4	500
TOTALS	3,296		2,801	350,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,801	111.2832	139.10	389,619	1989	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 0 Heated Area: 2640 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

12762 SUNOWA SPRINGS TR, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		350,657
TOTAL MARKET OB/XF VALUE		11,462
TOTAL LAND VALUE - MARKET		101,520
TOTAL MARKET VALUE		463,639
SOH/AGL Deduction		253,821
ASSESSED VALUE		209,818
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,818
TOTAL JUST VALUE		463,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13140	MECH OTHER	0	07/01/2007
R10563	REPAIR/RRF	3,825	07/01/2007
B19896	ADDITION	105,871	05/01/2007
B9502257	XFOB	3,000	08/01/1996
13772	ADDITION	3,000	09/01/1995
5866	REMODEL	27,330	07/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2655/1803	6/22/2023	WD	U	I	11	100
GRANTOR: O'NEAL EDGAR LANCE &						
GRANTEE: O'NEAL JOINT REVOCA						
0524/0720	8/14/1987	MS	U	V		31,000
GRANTOR: BARBER RICHARD E						
GRANTEE: O'NEAL EDGAR & B E						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W6 BAS=[YR=2007] W8 PTO=[YR=2007] N8 W11 S8 E11$ W16 S30 BAS=[YR=1993] S50 E24 FOP=[YR=1993] E6 N50 W6 S50$ N50 W24$ E24 N30$ S30 E6 N30$ PTR=E20 FUS=[YR=2007] E5 BAL=[YR=2007] N8 E11 S8 W11$ E19 S30 W24 N30$ W20$.

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	0200	BARN WD 0-	0	100	30	30	900.00	SF	15.00	15.00	100	1995	1995	3	23	3,105	
2	0681	POLE SHED	0	100	30	15	450.00	SF	11.25	11.25	100	1991	1991	3	20	1,013	
3	0820	WOOD WALK	0	100	0	0	99.00	SF	8.81	8.81	100	1988	1988	3	40	349	
4	0300	BOAT DCK W	0	100	0	0	360.00	SF	20.00	20.00	100	1986	1986	3	20	1,440	
5	0681	POLE SHED	0	100	20	12	240.00	SF	11.25	11.25	100	1988	1988	3	20	540	
6	0300	BOAT DCK W	0	100	0	0	416.00	SF	30.00	30.00	100	1988	1988	3	20	2,496	
7	0681	POLE SHED	0	100	19	17	323.00	SF	15.00	15.00	100	2008	2008	3	52	2,519	

LAND DESCRIPTION

TOTAL OB/XF 11,462

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	5.64	AC		1.00	1.00	1.00	18,000.00	18,000.00	101,520							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.64 Total Land Value: 101,520 Market: 0 Agricultural: 0 Common: 101,520 PRINTED 08/06/2024 BY SYS