LOT 94
SUNOWA SPRINGS #1 PB 4/75 & 76

STOVER JAMES & THERESA
12500 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0094-0000

BUILDING CHARACTERISTICS

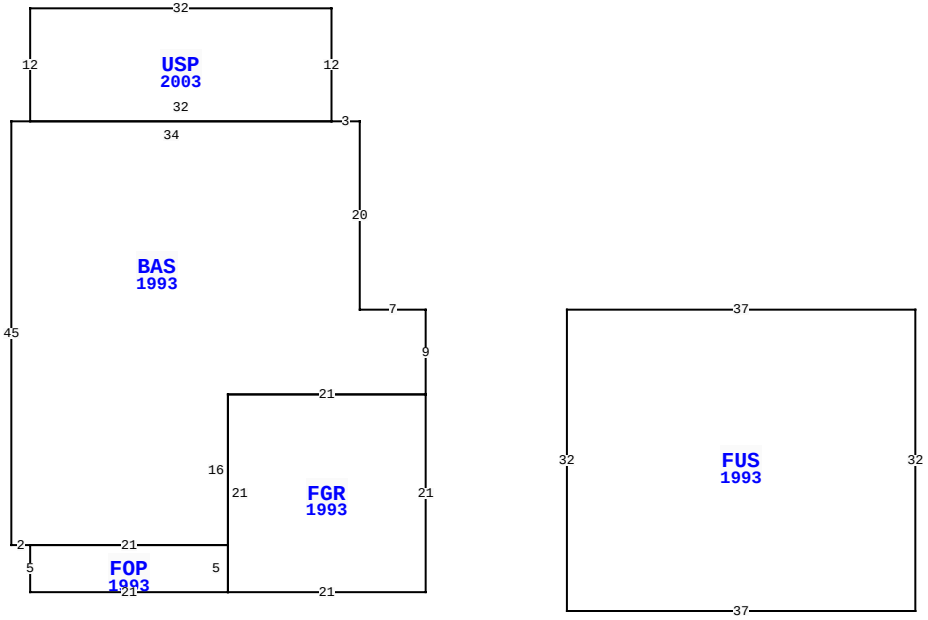
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	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	1,504	100	1,504	146,408
FGR	441	55	243	23,655
FOP	105	30	32	3,115
FUS	1,184	100	1,184	115,257
USP	384	30	115	11,195
TOTALS	3,618		3,078	299,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,078	96.1400	120.18	369,914	1985	1985	0	0	0	19.00	81.00

1 SNGL FAM – 100% - 2004 Heated Area: 2688 HX Base Yr 2004



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

12500 SUNOWA SPRINGS TR, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		299,630
TOTAL MARKET OB/XF VALUE		17,189
TOTAL LAND VALUE - MARKET		64,800
TOTAL MARKET VALUE		381,619
SOH/AGL Deduction		198,362
ASSESSED VALUE		183,257
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,257
TOTAL JUST VALUE		381,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004181	CARPORT	12,898	07/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/824	3/18/2024	WD	Q	I	01	458,000
GRANTOR: HOLLOWAY BARRY V JR &						
GRANTEE: STOVER JAMES & THER						
0863/0264	1/15/1999	WD	U	I	21	165,000
GRANTOR: CASTEEL JAMES E & ELI						
GRANTEE: HOLLOWAY BARRY V JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N20 W3 USP=[YR=2003] N12 W32 S12 E32$ W34 S45 E2 FOP=[YR=1993] S5 E21 FGR=[YR=1993] E21 N21 W21 S21$ N5 W21$ E21 N16 E21 N9$ PTR=E15 FUS=[YR=1993] E37 S32 W37 N32$ W15$.

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	100	0	0	2.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	4,060	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	4,060	
3	0812	CONCRETE C	0	100	0	0	1,050.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,499	
4	0350	CARPORT WD	0	100	12	12	144.00	SF	9.36	9.36	100	1994	1994	3	20	270	
5	0510	GARAGE WD-	0	100	0	0	450.00	SF	35.00	35.00	100	2005	2005	3	40	6,300	

LAND DESCRIPTION

TOTAL OB/XF 17,189

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	1.62	AC		1.00	1.00	1.00	40,000.00	40,000.00	64,800							

REVIEW DATE 05/17/2024 BY WWA Total Acres: 1.62 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 08/06/2024 BY SYS