LOT 95
IN OR 2192/1103
SUNOWA SPRINGS 1 PB 4/75 & 76

MULLIS MACY
12470 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0095-0000

BUILDING CHARACTERISTICS

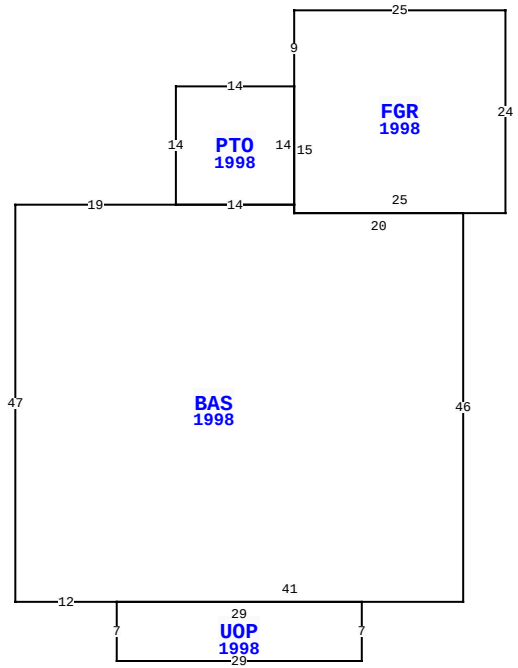
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,471	100	2,471	329,797
FGR	600	55	330	44,044
PTO	196	5	10	1,335
UOP	203	20	41	5,472
TOTALS	3,470		2,852	380,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,852	125.6122	157.02	447,821	1998	2003	0	0	0	15.00	85.00

1 SNGL FAM – 0% - 0 Heated Area: 2471 HX Base Yr



12470 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 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	380,648
TOTAL MARKET OB/XF VALUE	3,815
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	454,463
SOH/AGL Deduction	131,719
ASSESSED VALUE	322,744
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,744
TOTAL JUST VALUE	454,463
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003391	REPAIR/RRF	12,500	04/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2192/1103	4/26/2018	WD	U	I	30	125,000
GRANTOR: MULLIS CHERUL J WATER						
GRANTEE: MULLIS MACY						
1901/0864	8/06/2013	WD	U	I	11	100
GRANTOR: WATERS BARBARA J						
GRANTEE: MULLIS CHARYL J WAT						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W25 S9 PTO=[YR=1998] W14 S14 BAS=[YR=1998] W19 S47 E12 UOP=[YR=1998] S7 E29 N7 W29 $ E41 N46 W20 N1 W14 $ E14 N14 $ S15 E25 N24 $.

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	1127	BRICK 8"	0	0	3	8	24.00	SF	11.00	11.00	100	1998	1998	3	93	246	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
3	0681	POLE SHED	0	0	15	15	225.00	SF	11.25	11.25	100	2001	2001	3	29	734	

LAND DESCRIPTION

TOTAL OB/XF 3,815

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	1.75	AC		1.00	1.00	1.00	40,000.00	40,000.00	70,000							

REVIEW DATE 03/05/2021 BY TWX Total Acres: 1.75 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS