LOT 96
SUNOWA SPRINGS 1 PB 4/75 & 76

ROZIER DEREK WILLIAM/HUGHES JOSEPH CHRISTOPHER
12438 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0096-0000

BUILDING CHARACTERISTICS

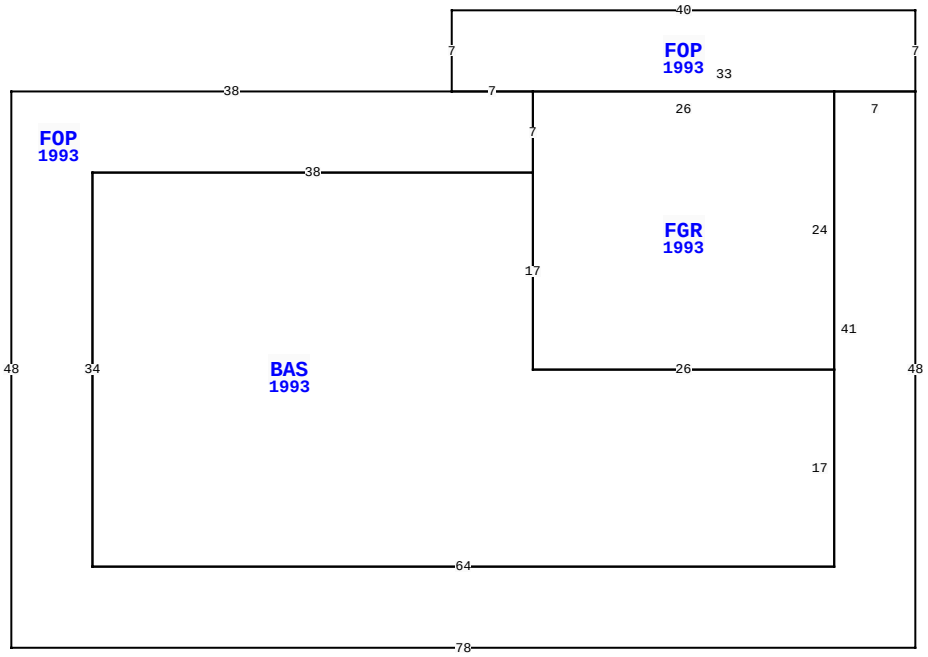
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,734	100	1,734	145,231
FGR	624	55	343	28,728
FOP	280	30	84	7,036
FOP	1,386	30	416	34,842
TOTALS	4,024		2,577	215,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,577	107.5200	102.14	263,215	1987	1987	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 0 Heated Area: 1734 HX Base Yr



12438 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		215,836
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		70,400
TOTAL MARKET VALUE		288,406
SOH/AGL Deduction		141,019
ASSESSED VALUE		147,387
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,387
TOTAL JUST VALUE		288,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0364044	XFOB	9,000	01/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/992	2/18/2024	WD	U	I	11	100
GRANTOR: ROZIER JULIE MARIE						
GRANTEE: ROZIER DEREK WILLIA						
0601/0989	7/10/1990	WD	Q	I		87,000
GRANTOR: LOWE S E & SANDRA L						
GRANTEE: ROZIER CARROLL & J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W40 S7 FOP=[YR=1993] W38 S48 E78 N48W7 S41 W64 N34 E38 N7 W7$ E7 FGR=[YR=1993] S7 BAS=[YR=1993] W38 S34 E64 N17 W26N17$ S17 E26 N24 W26$ E33 N7$.

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	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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	1.76	AC		1.00	1.00	1.00	40,000.00	40,000.00	70,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.76 Total Land Value: 70,400 Market: 0 Agricultural: 0 Common: 70,400 PRINTED 08/06/2024 BY SYS