

LOT 97
IN OR 1202/1103
1/2 HX

BREMER KENNETH & ANN F
12410 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0097-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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	2.	2. 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	1,055	100	1,055	84,549
FGR	672	55	370	29,652
FOP	150	30	45	3,606
FUS	825	100	825	66,116
TOTALS	2,702		2,295	183,923

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	50	32	13	416.00	SF	6.50	6.50	100	2003	2003	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	50	0006	OR	0.00	0.00	1.64	AC		1.00	1.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,295	104.6640	99.43	228,192	1988	1993	0	0	19.40	80.60

1 SINGLE FAM - 50% - 1996 Heated Area: 1880 HX Base Yr 1996

43

25

23

28

24

28

24

29

4

6

25

6

10

BAS
1993

FGR
1993

FOP
1993

33

25

25

33

FUS
1993

BLD DATE

LGL DATE

04/04/2024

MLU

TOTAL OB/XF 2,244														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	50	32	13	416.00	SF	6.50	6.50	100	2003	2003	3

TOTAL OB/XF 2,244														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	50	0006	OR	0.00	0.00	1.64	AC		1.00	1.00	1.00

Total Acres: 1.64 Total Land Value: 65,600 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY														
PAGE 1 of 1 6														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										183,923				
TOTAL MARKET OB/XF VALUE										2,244				
TOTAL LAND VALUE - MARKET										65,600				
TOTAL MARKET VALUE										251,767				
SOH/AGL Deduction										80,404				
ASSESSED VALUE										171,363				
TOTAL EXEMPTION VALUE										36,715				
BASE TAXABLE VALUE										134,648				
TOTAL JUST VALUE										251,767				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										235,810				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702524	REPAIR/RRF	10,000	04/20/2017
2442	H/AC	2,650	01/26/1988
2882	NEW CONSTR	0	01/26/1988
4622	NEW CONSTR	51,745	01/26/1988
4769	NEW CONSTR	1,560	01/26/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1202/1103	1/20/2004	QC	U	I	01	53,400
GRANTOR: BREMER KENNETH						
GRANTEE: BREMER KENNETH & AN						
0998/1687	7/20/2001	QC	U	I	01	100
GRANTOR: BREMER HARRIET						
GRANTEE: BREMER KENNETH						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FGR=[YR=1993] W24 BAS=[YR=1993] W43 S25 E4 FOP=[YR=1993] S6 E25 N6 W25 \$ E29 N2 E10 N23 \$ S28 E24 N28 \$ PTR= E15 FUS=[YR=1993] E33 S25 W33 N25 \$ W15 \$.														

Common: 65,600 PRINTED 08/06/2024 BY SYS