LOT 98
IN OR 1884/576
SUNOWA SPRINGS UNIT 1

GARDNER DEAN C & HEATHER
12378 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009-1555

2024

02-1S-24-1990-0098-0000

BUILDING CHARACTERISTICS

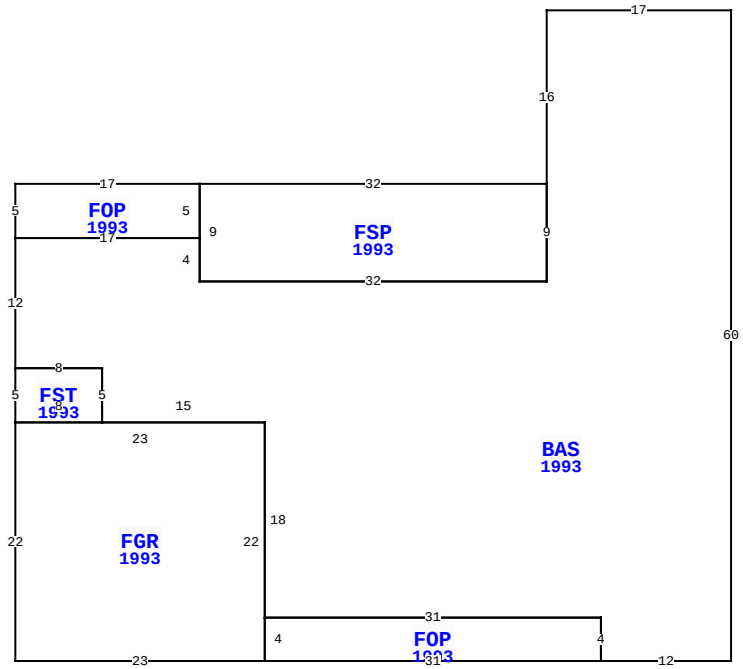
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	2,133	100	2,133	201,863
FGR	506	55	278	26,309
FOP	85	30	26	2,461
FOP	124	30	37	3,501
FSP	288	40	115	10,883
FST	40	55	22	2,082
TOTALS	3,176		2,611	247,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,611	123.8688	117.68	307,262	1989	1994	0	0	0	19.58	80.42

1 SINGLE FAM – 100% - 0 Heated Area: 2133 HX Base Yr



12378 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		247,100
TOTAL MARKET OB/XF VALUE		8,845
TOTAL LAND VALUE - MARKET		67,200
TOTAL MARKET VALUE		323,145
SOH/AGL Deduction		178,899
ASSESSED VALUE		144,246
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,246
TOTAL JUST VALUE		323,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001127	REPAIR/RRF	21,500	02/14/2017
5218	NEW CONSTR	1,800	07/13/1988
3586	NEW CONSTR	41,185	08/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1884/0576	9/23/2013	QC	U	I	11	136,300
GRANTOR: GARDNER DEAN C & HEAT						
GRANTEE: GARDNER DEAN C & HE						
1736/0993	3/25/2011	WD	U	I	30	64,100
GRANTOR: GARDNER DEAN C & BETT						
GRANTEE: GARDNER DEAN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 S16 FSP=[YR=1993] W32 FOP=[YR=1993] W17 S5E17 N5$ S9 E32 N9$ S9 W32 N4 W17 S12 FST=[YR=1993] S5 FGR=[YR=1993] S22 E23 FOP=[YR=1993] E31 N4 W31 S4$ N22 W23$ E8 N5 W8$ E8 S5 E15 S18 E31 S4E12 N60$.

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	2,345.00	2,345.00	100	1989	1989	3	66	1,548	
2	0810	CONCRETE A	0	100	0	0	283.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,095	
3	1242	WD DECK A	0	100	11	7	77.00	SF	10.00	10.00	100	1991	1991	3	20	154	
4	0510	GARAGE WD-	0	100	36	24	864.00	SF	35.00	35.00	100	1983	1983	3	20	6,048	

LAND DESCRIPTION

TOTAL OB/XF 8,845

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	1.68	AC		1.00	1.00	1.00	40,000.00	40,000.00	67,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.68 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 08/06/2024 BY SYS