

FRANCISCO JOHN H
12250 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

02-1S-24-1990-0100-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		05		AVERAGE 100		0100		01		1,725		109.0000		103.55		178,624		1984		1984		0		0		17.00		83.00		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 0								Heated Area: 1306														Tax Group: 6					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					148,258						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					8,049						
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					76,000						
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE					232,307						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					117,730						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					114,577						
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					55,000						
Bathrooms				2 100																										BASE TAXABLE VALUE					59,577						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					232,307						
Stories				1. 1. 100																										NCON VALUE					0						
Units				0 100																										INCOME VALUE											
BUD8 Adjustme		06		DIST 1D 100																										PREVIOUS YEAR MKT VALUE					216,074						
Occupancy		00		NONE 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		8011.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,306		100		1,306		112,246																																	
FGR		700		55		385		33,090																																	
FOP		114		30		34		2,922																																	
TOTALS		2,120				1,725		148,258																																	
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		% COND		OB/XF MKT VALUE		NOTES											
1		0810		CONCRETE A		0 100		15 22		330.00		SF		6.50		6.50		100		1996		1996		3		72		1,544													
2		0810		CONCRETE A		0 100		9 13		117.00		SF		6.50		6.50		100		1997		1997		3		73		555													
3		0810		CONCRETE A		0 100		9 37		333.00		SF		6.50		6.50		100		1998		1998		3		75		1,623													
4		0300		BOAT DCK W		0 100		0 0		204.00		SF		40.00		40.00		100		1995		1995		3		23		1,877													
5		0510		GARAGE WD-		0 100		14 20		280.00		SF		35.00		35.00		100		1997		1997		3		25		2,450													