LOT 104
IN OR 2089/1814
SUNOWA SPRINGS #1 PB 4/75 & 76

PAGANO CARMAN & SUSAN P
PO BOX 40
BRYCEVILLE, FL 32009-0040

2024

02-1S-24-1990-0104-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

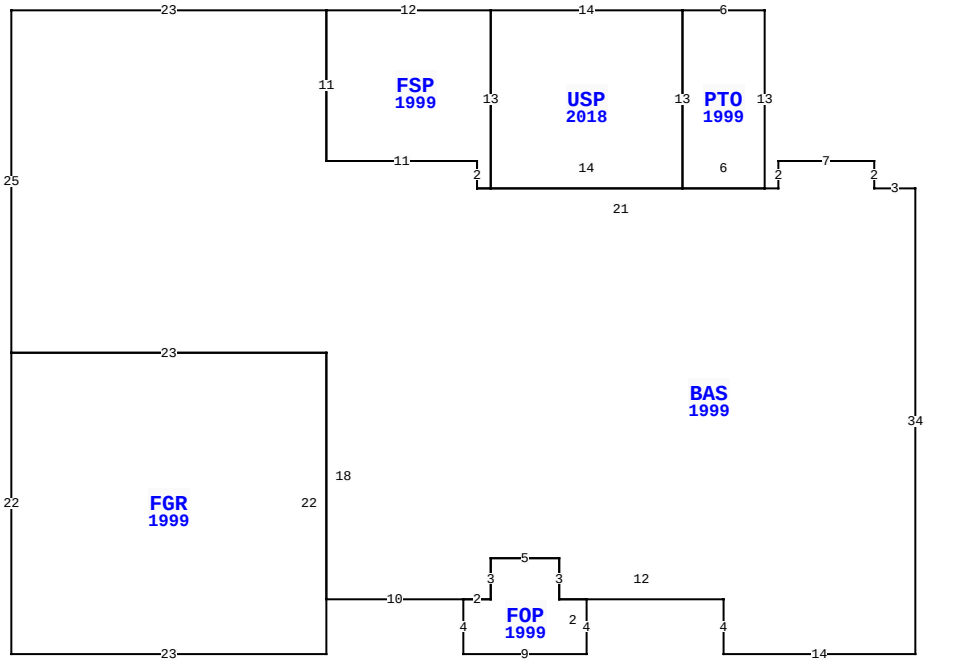
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,942	100	1,942	204,963
FGR	506	55	278	29,340
FOP	51	30	15	1,583
FSP	134	40	54	5,699
PTO	78	5	4	422
USP	182	30	55	5,805
TOTALS	2,893		2,348	247,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,348	102.9686	128.71	302,211	1999	1999	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2017 Heated Area: 1942 HX Base Yr 2017



12114 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		264,068
TOTAL MARKET OB/XF VALUE		10,753
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		362,321
SOH/AGL Deduction		135,492
ASSESSED VALUE		226,829
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,829
TOTAL JUST VALUE		362,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010739	GARAGE	40,152	10/24/2018
B996080	NEW CONSTR	95,000	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2089/1814	12/15/2016	WD	Q	I	01	227,000
GRANTOR: DINGESS ROGER & KAY J						
GRANTEE: PAGANO CARMAN & SUS						
1226/0381	4/28/2004	WD	Q	I		175,000
GRANTOR: BLAIR WILLIE F & MARL						
GRANTEE: DINGESS ROGER & KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W3 N2 W7 S2 W1 PTO=[YR=1999] N13 W6 USP=[YR=2018] W14 FSP=[YR=1999] W12 S11 E11 S2 E1 N13$ S13 E14 N13$ S13 E6$ W21 N2 W11 N11 W23 S25 FGR=[YR=1999] S22 E23 N22 W23$ E23 S18 E10 FOP=[YR=1999] S4 E9 N4 W2 N3W5 S3 W2 $ E2 N3 E5 S3 E12 S4 E14 N34$.

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	1999	1999	3	83	2,905	
2	0812	CONCRETE C	0	100	0	0	1,372.00	SF	4.00	4.00	100	2000	2000	3	79	4,336	
3	0681	POLE SHED	0	100	0	0	200.00	SF	15.00	15.00	100	2002	2002	3	30	900	
4	0300	BOAT DCK W	0	100	0	0	60.00	SF	40.00	40.00	100	2002	2002	3	30	720	
5	0810	CONCRETE A	0	100	30	10	300.00	SF	6.50	6.50	100	2018	2018	3	97	1,892	

LAND DESCRIPTION

TOTAL OB/XF 10,753

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	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 05/17/2024 BY WWA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

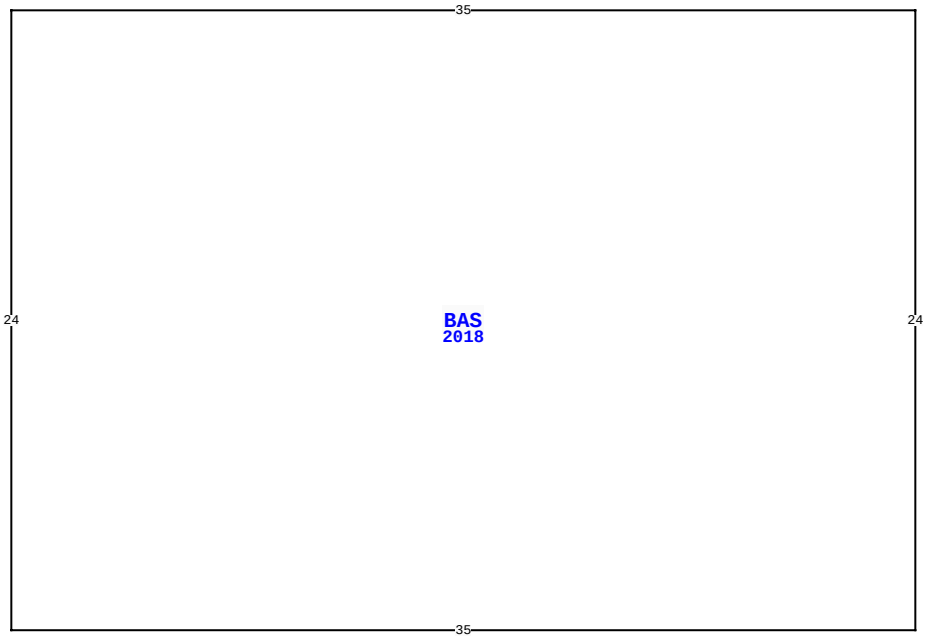
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	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	840	100	840	16,255
TOTALS	840		840	16,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	58.1900	20.37	17,111	2018	2018	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2017 Heated Area: 840 HX Base Yr 2017



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTOR: BLAIR WILLIE F & MARL						
GRANTEE: DINGESS ROGER & KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W35 S24 E35 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/17/2024 BY WWA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 08/06/2024 BY SYS