LOT 111
IN OR 1449/130
SUNOWA SPRINGS #1 PB 4/75 & 76

JONES LARRY Q & SHAROLYN Y
11838 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0111-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

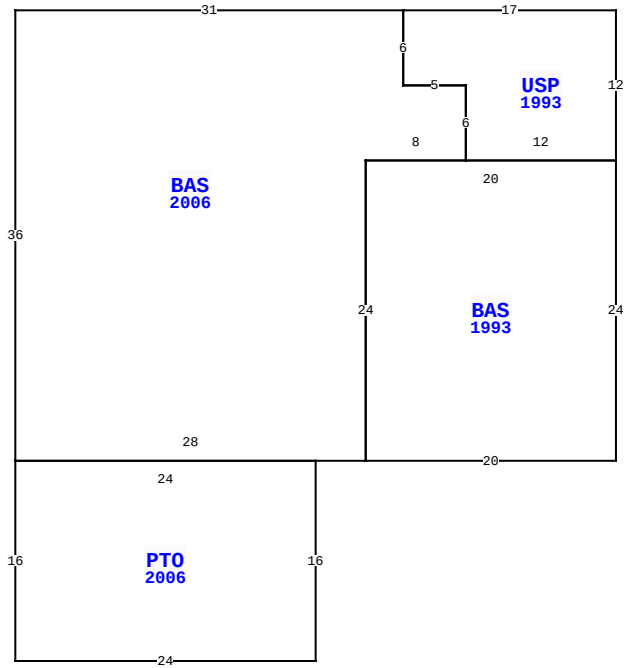
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	46,036
BAS	1,074	100	1,074	103,005
PTO	384	5	19	1,822
USP	174	30	52	4,987
TOTALS	2,112		1,625	155,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,625	113.1180	107.46	174,622	1987	2001	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2007 Heated Area: 1554 HX Base Yr 2007



11838 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		155,850
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,950
TOTAL MARKET VALUE		231,800
SOH/AGL Deduction		114,760
ASSESSED VALUE		117,040
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,040
TOTAL JUST VALUE		231,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3533	H/AC	3,125	09/14/1990
6282	XFOB	4,896	02/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1449/0130	10/03/2006	WD	U	I		234,000
GRANTOR: ROBINSON JACK H						
GRANTEE: JONES LARRY Q & SHA						
1236/0728	6/08/2004	QC	U	I	19	100
GRANTOR: OUTFITTERZ INVESTMENT						
GRANTEE: ROBINSON JACK H TRU						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W17 BAS=[YR=2006] W31 S36 PTO=[YR=2006] S16 E24 N16 W24 $ E28 BAS=[YR=1993] E20 N24 W20 S24 $ N24 E8 N6 W5 N6 $ S6 E5 S6 E12 N12 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.17	AC		1.00	1.00	1.00	35,000.00	35,000.00	75,950							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.17 Total Land Value: 75,950 Market: 0 Agricultural: 0 Common: 75,950 PRINTED 08/06/2024 BY SYS