

LOTS 114 & 115
IN OR 527/1214 & OR 530/784
SUNOWA SPRINGS #1 PB 4/75 & 76

MORTON PHILIP N
11704 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0114-0000



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 90
Interior Floo	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	1.5	1.5 100
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
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NEIGHBORHOOD/LOC	8011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	6	517
BAS	1,099	100	1,099	94,716
FGR	525	55	289	24,907
FOP	213	30	64	5,515
FUS	328	100	328	28,269

TOTALS	2,205		1,786	153,925
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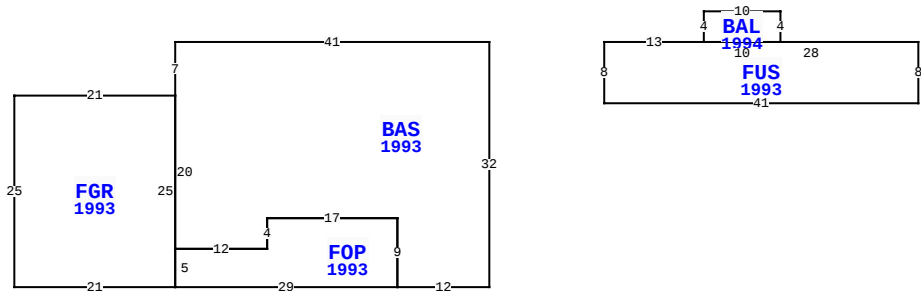
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0812	CONCRETE C	0 100	0	0	3,099.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.49

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,786	108.0000	102.60	183,244	1988	1988	0	0		0 16.00	84.00	

1 SINGLE FAM - 100% - 0 Heated Area: 1427 HX Base Yr



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

11704 SUNOWA SPRINGS TR, BRYCEVILLE

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	0812	CONCRETE C	0 100	0	0	3,099.00	SF	4.00	4.00	100	1988	1988	3	54.5	6,756	

TOTAL OB/XF	11,236
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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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.49	AC		1.00	1.00	1.00	25,000.00	25,000.00	87,250

Total Acres:	3.49	Total Land Value:	87,250	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		153,925
TOTAL MARKET OB/XF VALUE		11,236
TOTAL LAND VALUE - MARKET		87,250
TOTAL MARKET VALUE		252,411
SOH/AGL Deduction		126,211
ASSESSED VALUE		126,200
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,200
TOTAL JUST VALUE		252,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2715	H/AC	3,800	09/08/1988
5267	NEW CONSTR	3,500	08/01/1988
3122	NEW CONSTR	2,800	07/11/1988
4984	NEW CONSTR	62,985	06/22/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0530/0784	11/06/1987	WD	Q	V		13,000	
GRANTOR: KRIETE FREDERICK JR							
GRANTEE: MORTON PHILIP N							
0527/1214	10/02/1987	WD	Q	V		13,500	
GRANTOR: STEFFEMS SCOTT & L E							
GRANTEE: MORTON PHILIP N							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W41 S7 FGR=[YR=1993] W21 S25 E21 FOP=[YR=1993] E29 N9 W17 S4 W12 S5 \$ N25 \$ S20 E12 N4 E17 S9 E12 N32 \$ PTR= E15 FUS=[YR=1993] E13 BAL=[YR=1994] N4 E10 S4 W10 \$ E28 S8 W41 N8 \$ W15 \$.									