



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	PAGE 1 of 2 6													
Exterior Wall	15	CONC BLOCK 50	0900	01	1,716	96.3900	127.23	218,327	1988	2008	0	0	0	8.00	92.00	VALUATION SUMMARY													
Exterior Wall	17	CB STUCCO 50	1 SNGL FAM - 100% - 2022										Heated Area: 1554					HX Base Yr 2022					VALUATION BY STANDARD						
Roof Structur	03	GABLE/HIP 100											Tax Group: 6					Tax Dist:											
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										207,478						
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										5,021						
Interior Floo	14	CARPET 70											TOTAL LAND VALUE - MARKET										90,300						
Interior Floo	13	LVT/LAMNT 30											TOTAL MARKET VALUE										302,799						
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										60,492						
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										242,307						
Bedrooms	4	100											TOTAL EXEMPTION VALUE										HX HB 50,722						
Bathrooms	2	100											BASE TAXABLE VALUE										191,585						
Frame	03	MASONRY 100											TOTAL JUST VALUE										302,799						
Stories	1.	1. 100											NCON VALUE										0						
Units	0	100											INCOME VALUE																
BUD8 Adjustme	06	DIST 1D 100											PREVIOUS YEAR MKT VALUE										292,901						
Occupancy	00	NONE 100																											
Quality	01	Quality Level 01																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA														08													
NEIGHBORHOOD/LOC	8011.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,554	100	1993	1,554	181,898																								
FOP	90	30	1993	27	3,160																								
FST	140	55	1993	77	9,013																								
USP	192	30	2021	58	6,789																								
TOTALS	1,976			1,716	200,861																								
EXTRA FEATURES					11321 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	0510	GARAGE WD-	0	100	8	40	320.00	SF	24.85	24.85	100	1958	1958	3	20	1,590													
2	0681	POLE SHED	0	100	0	0	666.00	SF	15.00	15.00	100	1960	1960	3	20	1,998													
3	0811	CONCRETE B	0	100	0	0	530.00	SF	5.20	5.20	100	1988	1988	3	52	1,433													
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BRYCEVILLE, FL 32009

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