



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	20	FACE BRICK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	11	CLAY TILE 90
Interior Floor	14	CARPET 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. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,292	100	1993	1,292	114,148
BAS	594	100	2003	594	52,480
FOP	112	30	1993	34	3,004
FSP	200	40	1993	80	7,068
FSP	240	40	2003	96	8,482
UGR	720	45	1993	324	28,626

TOTALS	3,158			2,420	213,807
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0861	POOL GUNIT	0	100	16	30	480.00	SF	85.00	85.00	
5	0910	SCRN RM L	0	100	42	30	1,260.00	SF	15.00	15.00	
6	0812	CONCRETE C	0	100	0	0	1,698.00	SF	4.00	4.00	
7	0845	KOOL DECK	0	100	0	0	508.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	2.73	AC	
2	000100	C	RES	100		OR	0.00	0.00	3.12	AC	

REVIEW DATE	07/09/2024	BY	WWA
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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	2,420	119.0700	119.07	288,149	1979	1979	0	0	25.80	74.20
1 SINGLE FAM - 100% - 0 Heated Area: 1886 HX Base Yr 1984											

11353 SUNOWA SPRINGS TR, BRYCEVILLE											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						06/13/2023 MLU					

TOTAL OB/XF 18,172											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	2.73	AC	
2	000100	C	RES	100		OR	0.00	0.00	3.12	AC	

Total Acres:	5.85	Total Land Value:	111,150	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		270,958	
TOTAL MARKET OB/XF VALUE		18,172	
TOTAL LAND VALUE - MARKET		111,150	
TOTAL MARKET VALUE		400,280	
SOH/AGL Deduction		143,950	
ASSESSED VALUE		256,330	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		205,608	
TOTAL JUST VALUE		400,280	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,942	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2388/1442	8/26/2020	LE	U	I	11	100	
GRANTOR: MCNAMARA DEBRA F							
GRANTEE: HEATH RACHEL							
2388/1440	8/26/2020	LE	U	V	11	100	
GRANTOR: MCNAMARA DEBRA F							
GRANTEE: HEATH RACHEL							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W21 FSP=[YR=2003] N12 W20 S12 E20 \$ W31 BAS=[YR=2003] W22 S8 FSP=[YR=1993] W20 UGR=[YR=1993] N6 W24 S30 E24 N24 \$ S10 E20 N10 \$ S19 E22 FOP=[YR=1993] E28 N4 W28 S4 \$ N27 \$ S23 E28 S4 E24 N27 \$.											

[illegible]