

LOT 5
IN OR 762 PG 1249
SUNOWA SPRINGS #1 PB 4/75 & 76

BALLANCE CLIFTON R & EVA MAE
11417 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0005-0000



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 1 6														
Exterior Wall	12	CEDAR 100	0100	01	1,614	113.0160	113.02	182,414	1987	1987	0	0	0	18.50	81.50	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1997													Heated Area: 1350													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1997													
Interior Wall	05	DRYWALL 100																											
Interior Floo	03	CONC FINSH 70																											
Interior Floo	14	CARPET 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,350	100	1993	1,350	124,350																								
FOP	324	30	1993	97	8,935																								
FST	150	55	1993	82	7,553																								
USP	282	30	2016	85	7,830																								
TOTALS			2,106		1,614	148,667																							
EXTRA FEATURES						11417 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	1987	1987	3	60	2,100													
2	0810	CONCRETE A	0	100	0	0	356.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,261													
3	0510	GARAGE WD-	0	100	0	0	300.00	SF	35.00	35.00	100	1995	1995	3	20	2,100													
LAND DESCRIPTION																													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100	0006	OR	0.00	0.00	3.15	AC		1.00	1.00	1.00	25,000.00	25,000.00	78,750												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.15 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 07/30/2025 BY SYS																													