

LOT 28
IN OR 489 PG 919
SUNOWA SPRINGS #1 PB 4/75 & 76

MARTIN JOHN R & MIRANDA B
12095 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0028-0000



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	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	155	15	1994	23	2,375
BAL	270	15	1994	40	4,129
BAS	1,341	100	1993	1,341	138,434
FGR	528	55	1993	290	29,937
FOP	155	30	1993	46	4,748
FOP	270	30	1993	81	8,362
FST	60	55	1993	33	3,407
FST	66	55	1993	36	3,716
FUS	939	100	1993	939	96,935

TOTALS	3,784			2,829	292,044
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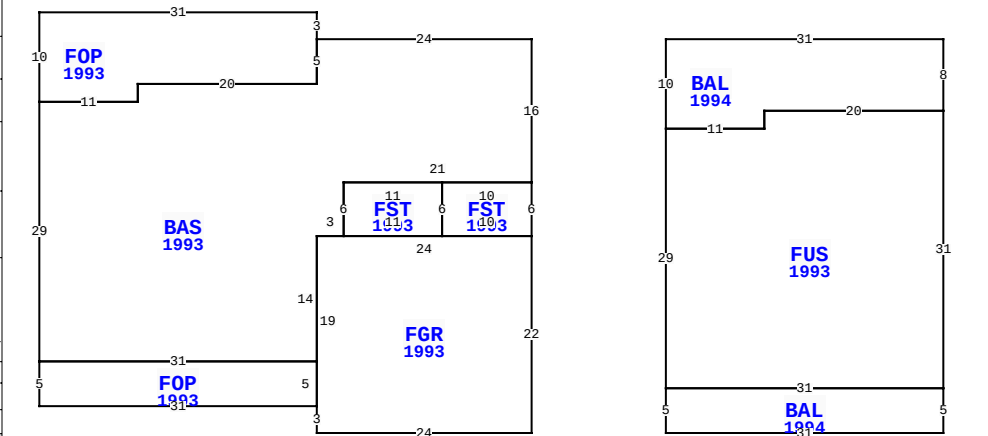
EXTRA FEATURES

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	2,695.00	2,695.00	100	1987	1987	3	60	1,617	
2	0811	CONCRETE B	0	100	0	0	803.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,067	
3	0940	SHEDS/PORT	0	100	16	17	272.00	SF	30.00	30.00	100	1987	1987	3	20	1,632	
4	0940	SHEDS/PORT	0	100	16	5	80.00	SF	30.00	30.00	100	1987	1987	3	20	480	
5	0681	POLE SHED	0	100	0	0	800.00	SF	15.00	15.00	100	2005	2005	3	36	4,320	
6	0300	BOAT DCK W	0	100	0	0	478.00	SF	40.00	40.00	100	2019	2019	3	87	16,634	

LAND DESCRIPTION			TOTAL OB/XF														26,750
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	000100	C	RES	100	0006	OR	0.00	0.00	8.53	AC		1.00	1.00	0.80	18,000.00	14,400.00	122,832

REVIEW DATE 06/17/2021 BY TWA Total Acres: 8.53 Total Land Value: 122,832 Market: 0 Agricultural: 0 Common: 122,832 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,829	96.5952	127.51	360,726	1987	1992	0	0	0	19.04	80.96
1 SNGL FAM - 100% - 0					Heated Area: 2280			HX Base Yr 1988				



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	06/12/2023	MLU
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12095 SUNOWA SPRINGS TR, BRYCEVILLE

VALUATION BY				STANDARD			
Tax Group: 6		Tax Dist:					
BUILDING MARKET VALUE				292,044			
TOTAL MARKET OB/XF VALUE				26,750			
TOTAL LAND VALUE - MARKET				122,832			
TOTAL MARKET VALUE				441,626			
SOH/AGL Deduction				226,621			
ASSESSED VALUE				215,005			
TOTAL EXEMPTION VALUE		HX HB		50,722			
BASE TAXABLE VALUE				164,283			
TOTAL JUST VALUE				441,626			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				429,108			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003141	REPAIR/RRF	22,515	04/13/2020
4206	NEW CONSTR	103,974	06/30/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0489/0919	5/01/1986	WD	Q	V		20,900	
GRANTOR:							
GRANTEE:							
0489/0918	5/01/1986	WD	Q	V		20,800	
GRANTOR:							
GRANTEE:							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W24 FOP=[YR=1993] N3 W31 S10 E11 N2 E20 N5\$ S5 W20 S2 W11 S29 FOP=[YR=1993] S5 E31 FGR=[YR=1993] S3 E24 N22 FST=[YR=1993] N6 W10 FST=[YR=1993] W11 S6 E11 N6\$ S6 E10\$ W24 S19\$ N5 W31\$ E31 N14 E3 N6 E21 N16\$ PTR=E15 BAL=[YR=1994] E31 S8 FUS=[YR=1993] S31 BAL=[YR=1994] S5 W31 N5 E31\$ W31 N29 E11 N2 E20\$ W20 S2 W11 N10\$ W15\$.