



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	05	AVERAGE 100	0100	01	1,809	106.0000	106.00	191,754	1983	1983	0	0	0	17.50	82.50	VALUATION SUMMARY																
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2007										Heated Area: 1803					HX Base Yr 2007					VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100											Tax Group: 6					Tax Dist:					158,197									
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE					6,747														
Interior Floo	14	CARPET 90											TOTAL MARKET OB/XF VALUE					113,328														
Interior Floo	08	SHT VINYL 10											TOTAL LAND VALUE - MARKET					278,272														
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					131,009														
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					147,263														
Bedrooms	4	100											TOTAL EXEMPTION VALUE					50,722														
Bathrooms	2	100											BASE TAXABLE VALUE					96,541														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					278,272														
Stories	1.	1. 100											NCON VALUE					0														
Units	0	100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					270,997																								
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	1,803	100	1993	1,803	157,672																											
FOP	21	30	1993	6	525																											
TOTALS			1,824			1,809	158,197																									
EXTRA FEATURES										12209 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	1980	1980	3	44	1,540																
2	0510	GARAGE WD-	0	100	12	23	276.00	SF	35.00	35.00	100	1993	1993	3	20	1,932																
3	0680	POLE SHED	0	100	7	12	84.00	SF	10.00	10.00	100	1993	1993	3	20	168																
4	0680	POLE SHED	0	100	7	12	84.00	SF	10.00	10.00	100	1993	1993	3	20	168																
5	0812	CONCRETE C	0	100	0	0	1,148.00	SF	4.00	4.00	100	1993	1993	3	64	2,939																
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	7.87	AC		1.00	1.00	0.80	18,000.00	14,400.00	113,328															
REVIEW DATE 05/12/2019 BY KBA Total Acres: 7.87 Total Land Value: 113,328 Market: 0 Agricultural: 0 Common: 113,328 PRINTED 07/30/2025 BY SYS																																