

LOT 34
IN OR 852/1730
SUNOWA SPRINGS #1 PB 4/75 & 76

POWELL FRED W & CHERYL D
12269 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8011.00
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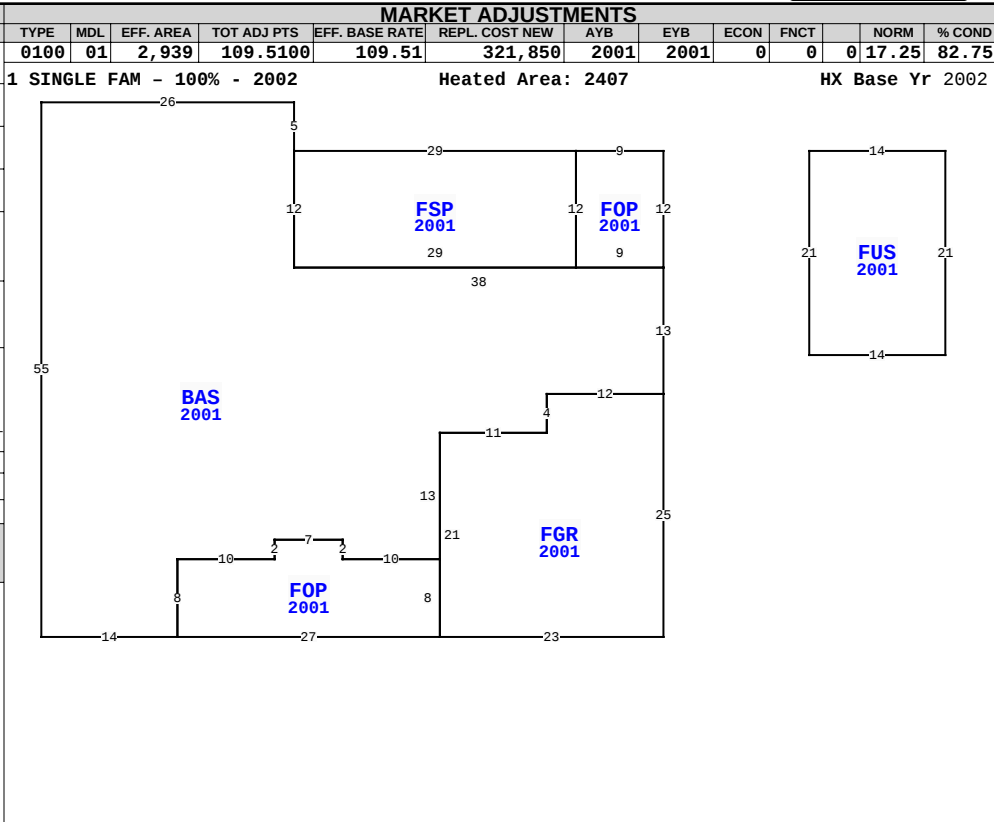
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,113	100	2001	2,113	191,479
FGR	531	55	2001	292	26,461
FOP	108	30	2001	32	2,900
FOP	230	30	2001	69	6,253
FSP	348	40	2001	139	12,596
FUS	294	100	2001	294	26,642

TOTALS	3,624			2,939	266,331
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	729.00	SF	5.20
3	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	760.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	22.04

REVIEW DATE	12/19/2023	BY	WW
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF									
46,189									

TOTAL OB/XF									
46,189									

Market:	0	Agricultural:	0	Common:	215,992
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		266,331	
TOTAL MARKET OB/XF VALUE		46,189	
TOTAL LAND VALUE - MARKET		215,992	
TOTAL MARKET VALUE		528,512	
SOH/AGL Deduction		251,608	
ASSESSED VALUE		276,904	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		226,182	
TOTAL JUST VALUE		528,512	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		518,216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005436	NEW POOL	78,821	04/26/2023
B007481	NEW CONSTR	152,000	08/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0852/1730	10/19/1998	WD	Q	V	
					50,000
GRANTOR: STRINGER DAVID A & PA					
GRANTEE: POWELL FRED & CHERY					
0541/0702	4/25/1988	WD	Q	V	
					35,000
GRANTOR: WALTER WILLIAMS					
GRANTEE: STRINGER DAVID A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2001] W9 FSP=[YR=2001] W29 BAS=[YR=2001] N5 W26 S55 E14 FOP=[YR=2001] E27 FGR=[YR=2001] E23 N25 W12 S4 W11 S21 \$ N8 W10 N2 W7 S2 W10 S8 \$ N8 E10 N2 E7 S2 E10 N13 E11 N4 E12 N13 W38 N12 \$ S12 E29 N12 \$ S12 E9 N12 \$ PTR= E15 FUS=[YR=2001] E14 S21 W14 N21 \$ W15 \$.									