LOT 48
SUNOWA SPRINGS #1 PB 4/75 & 76

IRIZARRY TERESA M
12627 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0048-0000

BUILDING CHARACTERISTICS

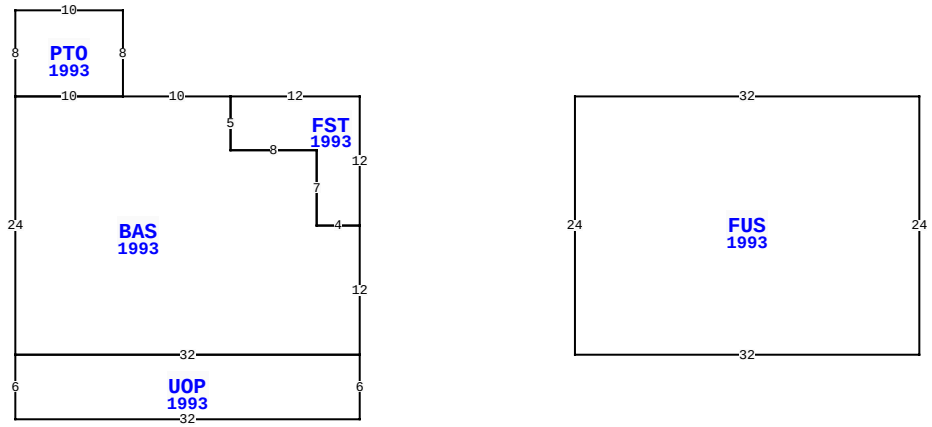
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	680	100	1993	680	64,355
FST	88	55	1993	48	4,543
FUS	768	100	1993	768	72,684
PTO	80	5	1993	4	379
UOP	192	20	1993	38	3,596
TOTALS	1,808			1,538	145,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,538	111.9960	112.00	172,256	1991	1991	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2014 Heated Area: 1448 HX Base Yr 2014



12627 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		145,556
TOTAL MARKET OB/XF VALUE		16,910
TOTAL LAND VALUE - MARKET		102,550
TOTAL MARKET VALUE		265,016
SOH/AGL Deduction		127,666
ASSESSED VALUE		137,350
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,628
TOTAL JUST VALUE		265,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6885	NEW CONSTR	53,192	12/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/749	8/26/2023	QC	U	I	11	100
GRANTOR: MILLER TERESA M						
GRANTEE: MILLER TERESA M						
1865/1726	6/28/2013	WD	Q	I	02	100,000
GRANTOR: NAVY FEDERAL CREDIT U						
GRANTEE: IRIZARRY TERESA M						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W10 PTO=[YR=1993] N8 W10 S8 E10$ W10 S24 UOP=[YR=1993] S6 E32 N6 W32$ E32 N12 W4 N7 W8 N5$ S5 E8 S7 E4 N12$ PTR= E20 FUS=[YR=1993] E32 S24 W32 N24$ W20$.

EXTRA FEATURES

LN	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	1991	1991	3	68	2,380	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
3	0681	POLE SHED	0	100	30	30	900.00	SF	15.00	15.00	100	2025	2020		90	12,150	

LAND DESCRIPTION

TOTAL OB/XF 16,910

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	2.93	AC		1.00	1.00	1.00	35,000.00	35,000.00	102,550							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.93 Total Land Value: 102,550 Market: 0 Agricultural: 0 Common: 102,550 PRINTED 07/30/2025 BY SYS