LOT 51
IN OR 686/1647 & OR 1764/730
SUNOWA SPRINGS #1 PB 4/75 & 76

KOHN JOANN D
12721 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0051-0000

BUILDING CHARACTERISTICS

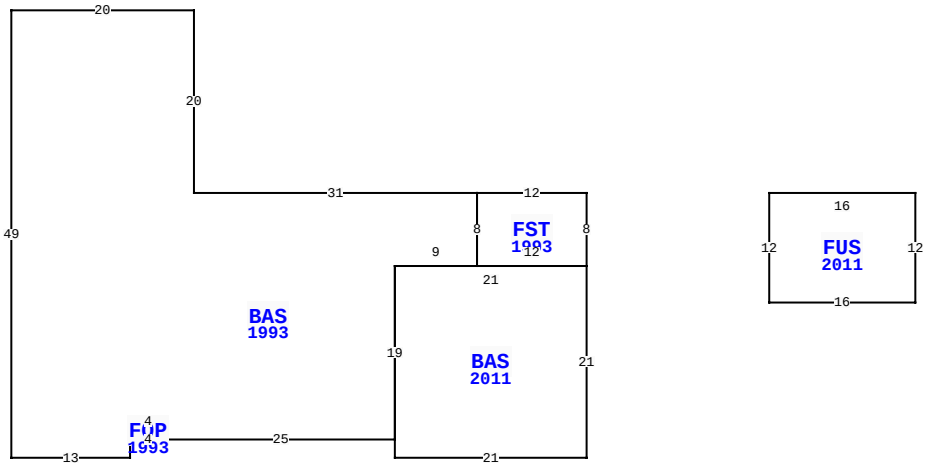
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,624	100	1993	1,624	124,972
BAS	441	100	2011	441	33,936
FOP	8	30	1993	2	154
FST	96	55	1993	53	4,078
FUS	192	100	2011	192	14,775
TOTALS	2,361			2,312	177,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,312	104.5660	104.57	241,766	1985	1985	0	0	0	26.41	73.59

1 SINGLE FAM – 100% - 0 Heated Area: 2257 HX Base Yr 1994



12721 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		177,916
TOTAL MARKET OB/XF VALUE		7,114
TOTAL LAND VALUE - MARKET		71,600
TOTAL MARKET VALUE		256,630
SOH/AGL Deduction		126,550
ASSESSED VALUE		130,080
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,358
TOTAL JUST VALUE		256,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1764/0730	11/14/2011	QC	U	I	11	100
GRANTOR: KOHN NORMAN J						
GRANTEE: KOHN JOANN D						
0686/1647	8/19/1993	WD	Q	I		69,000
GRANTOR: CHALWELL ROBT & M A						
GRANTEE: KOHN JOANN D						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W31 N20 W20 S49 E13 N2 FOP=[YR=1993] E4 N2 W4 S2$ N2E4S2E25 BAS=[YR=2011] S2 E21 N21 W21 S19$ N19 E9 N8$ S8 E12 N8$ PTR=E20 FUS=[YR=2011] E16 S12 W16 N12$S12 E16 N12 W36$.

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	0810	CONCRETE A	0	100	0	0	297.00	SF	6.50	6.50	100	1985	1985	3	44	849	
2	0812	CONCRETE C	0	100	0	0	2,373.00	SF	4.00	4.00	100	1994	1994	3	66	6,265	

LAND DESCRIPTION

TOTAL OB/XF 7,114

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	1.79	AC		1.00	1.00	1.00	40,000.00	40,000.00	71,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.79 Total Land Value: 71,600 Market: 0 Agricultural: 0 Common: 71,600 PRINTED 07/30/2025 BY SYS