

LOT 58
IN OR 808/1783
SUNOWA SPRINGS #1 PBK 4/75

MORGAN MARK LEE & JUDITH B
12943 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009-1503

2025

02-1S-24-1990-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,628	100	1993	1,628	129,407
FEP	308	80	2018	246	19,554
FGR	844	55	2018	464	36,882
FOP	42	30	1993	13	1,033
FUS	448	100	1993	448	35,611
TOTALS	3,270			2,799	222,488

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	0812	CONCRETE C	0	100	0	0	2,186.00	SF	4.00
3	0812	CONCRETE C	0	100	0	0	1,269.00	SF	4.00

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	1.99

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,799	112.9920	112.99	316,259	1981	1981	0	0	29.65	70.35
1 SINGLE FAM - 100% - 2010 Heated Area: 2076 HX Base Yr 2010											
12943 SUNOWA SPRINGS TR, BRYCEVILLE											

TOTAL OB/XF									
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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,186.00	SF	4.00
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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,186.00	SF	4.00
3	0812	CONCRETE C	0	100	0	0	1,269.00	SF	4.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		263,773	
TOTAL MARKET OB/XF VALUE		12,016	
TOTAL LAND VALUE - MARKET		79,600	
TOTAL MARKET VALUE		355,389	
SOH/AGL Deduction		152,970	
ASSESSED VALUE		202,419	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		151,697	
TOTAL JUST VALUE		355,389	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,394	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000926	GARAGE	110,208	02/01/2018
6200	ADDITION	40,510	01/05/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0808/1783	10/07/1997	QC	Q	I	06	100	
GRANTOR: MORGAN JUDITH B							
GRANTEE: MORGAN MARK & JUDIT							
0778/1664	12/09/1996	QC	Q	I	06	100	
GRANTOR: MORGAN MARK LEE							
GRANTEE: MORGAN JUDITH B							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W16 N3 W16 FEP=[YR=2018] N11 W28 S11 E28\$ W28 N11 W26 S15 FGR=[YR=2018] S24 E26 N4 E11 N20 W37 \$ E37 S22 E13 FOP=[YR=1993] S7 E6 N7 W6\$ E20 N2 E16 N21\$ PTR= E20 FUS=[YR=1993] E32 S14 W32 N14\$ W20\$.									

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall		N/A 100			
Interior Floor	01	NONE 100			
Air Condition	99	N/A 100			
Heating Type		N/A 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
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	2,400	100	2018	2,400	41,285
TOTALS	2,400			2,400	41,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	49.4500	18.30	43,920	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES - 100% - 2010

Heated Area: 2400

HX Base Yr 2010

40

60

60

40

BAS
2018

BLD DATE

VE DATE

LGL DATE

LAND DATE

04/04/2024

MI U