

LOT 84
IN OR 1780/880
SUNOWA SPRINGS #1 PB 4/75 & 76

GREGORY BRIAN
12878 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0084-0000



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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	1,456	100	1993	1,456	141,873
FSP	96	40	2002	38	3,703
UGR	504	45	2012	227	22,119
USP	120	30	1993	36	3,508
UST	56	45	1993	25	2,436

TOTALS	2,232			1,782	173,638
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,380.00	SF	4.00	4.00	
2	0681	POLE SHED	0	100	0	0	328.00	SF	15.00	15.00	
3	0300	BOAT DCK W	0	100	40	4	160.00	SF	20.00	20.00	
4	0303	FLT DOCK W	0	100	10	10	100.00	SF	26.00	26.00	
5	0681	POLE SHED	0	100	32	12	384.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	2.63	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,782	116.0000	116.00	206,712	1987	1989	0	0	0	16.00	84.00
1 SINGLE FAM - 100% - 2013												
Heated Area: 1456												
HX Base Yr 2013												

12878 SUNOWA SPRINGS TR, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0812	CONCRETE C	0	100	0	0	1,380.00	SF	4.00	4.00	100	1995	1995	3	68	3,754	
2	0681	POLE SHED	0	100	0	0	328.00	SF	15.00	15.00	100	1994	1994	3	20	984	
3	0300	BOAT DCK W	0	100	40	4	160.00	SF	20.00	20.00	100	2017	2017	3	81	2,592	
4	0303	FLT DOCK W	0	100	10	10	100.00	SF	26.00	26.00	100	2017	2017	3	81	2,106	
5	0681	POLE SHED	0	100	32	12	384.00	SF	15.00	15.00	100	2024	1994		20	1,152	

TOTAL OB/XF												
10,588												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		173,638	
TOTAL MARKET OB/XF VALUE		10,588	
TOTAL LAND VALUE - MARKET		92,050	
TOTAL MARKET VALUE		276,276	
SOH/AGL Deduction		136,538	
ASSESSED VALUE		139,738	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		89,016	
TOTAL JUST VALUE		276,276	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,369	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1780/0880	2/17/2012	WD	Q	I	02	65,900	
GRANTOR: DEUTSCHE BANK NATIONA							
GRANTEE: GREGORY BRIAN							
1719/1675	1/14/2011	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: DEUTSCHE BANK NATIO							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W13 UST=[YR=1993] N8 W7 USP=[YR=1993] N2 W12 S10 E12 N8\$ S8 E7\$ W39 UGR=[YR=2012] W21 S24 E21 N24\$ S28 E30 FSP=[YR=2002] S8 E12 N8 W12\$ E22 N28\$.									