

LOT 104
IN OR 2089/1814
SUNOWA SPRINGS #1 PB 4/75 & 76

PAGANO CARMAN & SUSAN P
PO BOX 40
BRYCEVILLE, FL 32009-0040

2025

02-1S-24-1990-0104-0000



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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		08

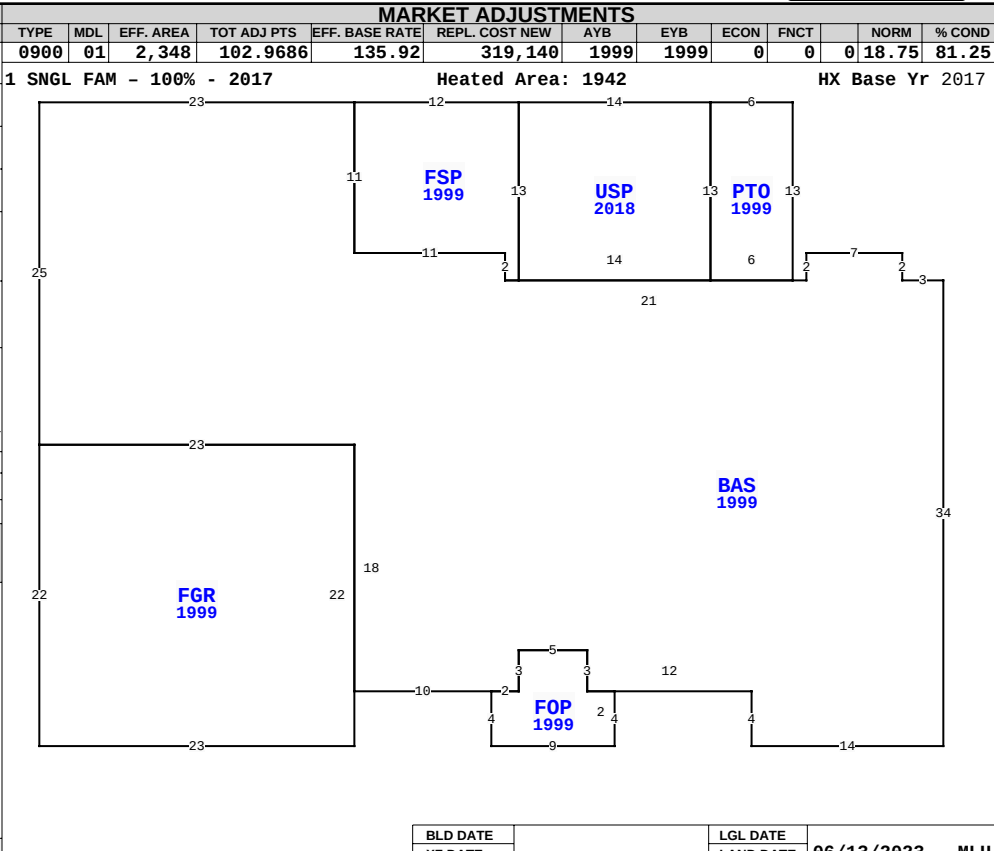
NEIGHBORHOOD/LOC 8011.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	1999	1,942	214,465
FGR	506	55	1999	278	30,701
FOP	51	30	1999	15	1,657
FSP	134	40	1999	54	5,964
PTO	78	5	1999	4	442
USP	182	30	2018	55	6,074

TOTALS	2,893			2,348	259,301
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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	0812	CONCRETE C	0	100	0	0	1,372.00	SF	4.00
3	0681	POLE SHED	0	100	0	0	200.00	SF	15.00
4	0300	BOAT DCK W	0	100	0	0	60.00	SF	40.00
5	0810	CONCRETE A	0	100	30	10	300.00	SF	6.50

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	2.50

REVIEW DATE 05/17/2024 BY WWA



12114 SUNOWA SPRINGS TR, BRYCEVILLE									
TOTAL OB/XF 10,519									

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500

Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			276,301
TOTAL MARKET OB/XF VALUE			10,519
TOTAL LAND VALUE - MARKET			87,500
TOTAL MARKET VALUE			374,320
SOH/AGL Deduction			140,913
ASSESSED VALUE			233,407
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			182,685
TOTAL JUST VALUE			374,320
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			362,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010739	GARAGE	40,152	10/24/2018
B996080	NEW CONSTR	95,000	01/05/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2089/1814	12/15/2016	WD	Q	I	01
GRANTOR: DINGESS ROGER & KAY J					SALE PRICE
GRANTEE: PAGANO CARMAN & SUS					227,000
1226/0381	4/28/2004	WD	Q	I	
GRANTOR: BLAIR WILLIE F & MARL					175,000
GRANTEE: DINGESS ROGER & KAY					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W3 N2 W7 S2 W1 PTO=[YR=1999] N13 W6									
USP=[YR=2018] W14 FSP=[YR=1999] W12 S11 E11 S2 E1 N13\$ S13									
E14 N13\$ S13 E6\$ W21 N2 W11 N11 W23 S25 FGR=[YR=1999] S22 E23									
N22 W23\$ E23 S18 E10 FOP=[YR=1999] S4 E9 N4 W2 N3W5 S3 W2 \$									
E2 N3 E5 S3 E12 S4 E14 N34\$.									

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