

SPEARRIN RAYMOND L & CANDIENCE
12131 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

02-1S-24-1990-0029-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		20		FACE BRICK 100		0900		01		2,641		93.5712		130.06		343,488		1989		1989		0		0		25.80		74.20		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		SNGL FAM		100% - 0						Heated Area: 2168										HX Base Yr 1987		Tax Group: 6					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																								BUILDING MARKET VALUE					270,870						
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE					4,330						
Interior Floor		14		CARPET 90																								TOTAL LAND VALUE - MARKET					167,112						
Interior Floor		11		CLAY TILE 10																								TOTAL MARKET VALUE					298,832						
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction					128,889						
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE					169,943						
Bedrooms				3 100																								TOTAL EXEMPTION VALUE					HX HB 51,411						
Bathrooms				2 100																								BASE TAXABLE VALUE					118,532						
Frame		02		WOOD FRAME 100																								TOTAL JUST VALUE					442,312						
Stories		1.		1. 100																								NCON VALUE					0						
Units				0 100																								INCOME VALUE											
BUD8 Adjustme		06		DIST 1D 100																								PREVIOUS YEAR MKT VALUE					447,223						
Occupancy		00		NONE 100																																			
Quality		01		Quality Level 01																																			
DOR CODE		5000		IMPROVED AG																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		8011.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,168		100		1993		2,168		209,222																													
FGR		648		55		1993		356		34,355																													
FOP		30		30		1993		9		869																													
FOP		361		30		1993		108		10,422																													
TOTALS		3,207						2,641		254,868																													
EXTRA FEATURES																																							
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		0681		POLE SHED		0 100		30 24		720.00 SF		15.00				15.00		100		1987		1987		3		20		2,160											
2		0500		FP-PRE FAB		0 100		0 0		1.00 UT		3,500.00				3,500.00		100		1989		1989		3		62		2,170											

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