

WATERS VAUGHN W & STACY M
12409 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

02-1S-24-1990-0040-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur020FACE BRICK 100
GABLE/HIP 100

RooF Cover Interior Wall Interior FlooInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories Units OccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOCBASFOPUOP

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYBECON FNCT % COND

0100012,945109.9142115.41339,882199719970021.0079.00

SINGLE FAMHeated Area: 2715HX Base Yr 1998

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE322,799TOTAL MARKET OB/XF VALUE37,490TOTAL LAND VALUE - MARKET82,005TOTAL MARKET VALUE442,294SOH/AGL Deduction162,829ASSESSED VALUE279,465TOTAL EXEMPTION VALUEHX HB51,411BASE TAXABLE VALUE228,054TOTAL JUST VALUE442,294NCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE452,953

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I V / IRSN CD SALE PRICE

2517/08949/24/2021QC UUII11100GRANTOR: WATERS VAUGHN W GRANTEE: WATERS VAUGHN WILLI 1624/18375/04/2009QC UIII1160,500 GRANTOR: WATERS VAUGH W & WILL GRANTEE: WATERS VAUGH W

BUILDING NOTES

BAS=[YR=1997;ORIG=0,0] W17 S35 W39 S38 E16 E10 N2 E4 S2 E26 N73 \$
FOP=[YR=1997;ORIG=-40,73] S10 E24 N10 W10 N2 W4 S2 W10 \$
UOP=[YR=2026;ORIG=-56,15] E39 S20 W39 N20 \$.

LAND DESCRIPTION TOTAL OB/XF 37,490

LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOTADJUINIT PRICELAND UNIT PRICEADJ UNIT PRICELAND VALUEDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.002.31AC1.001.001.0035,500.0035,500.0082,005

REVIEW DATE 01/01/2023 BY CDTOTAL ACRES: 2.31 TOTAL LAND VALUE: 82,005 MARKET: 0 AGRICULTURAL: 0 COMMON: 82,005 PRINTED 07/09/2026 BY SYS

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