

FACIANE JOHN C
12813 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

02-1S-24-1990-0053-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		6	
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 6				Tax Dist:					
BUILDING MARKET VALUE								200,739	
TOTAL MARKET OB/XF VALUE								63,534	
TOTAL LAND VALUE - MARKET								139,392	
TOTAL MARKET VALUE								403,665	
SOH/AGL Deduction								205,060	
ASSESSED VALUE								198,605	
TOTAL EXEMPTION VALUE				HX HB				51,411	
BASE TAXABLE VALUE								147,194	
TOTAL JUST VALUE								403,665	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								362,827	
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
E973780		NEW CONSTR			0		06/01/1997		
B952046		XF0B			9,600		06/01/1995		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1653/0633		12/10/2009		WD	Q	I	01	225,000	
GRANTOR: COSENTINO GREGORY W &									
GRANTEE: FACIANE JOHN C									
0853/1939		10/28/1998		WD	U	I	09	176,000	
GRANTOR: RIEVES DANIEL J & SHE									
GRANTEE: COSENTINO GREGORY &									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W30 UOP=[YR=1993] N10 W26 UOP=[YR=1997] N2 W31 S14 FGR=[YR=1993] W3 S21 E20 N21 W17\$ E31 N12\$ S10 E26\$ W26 S2 W14 S21 E5 S2 E4 N2 E5 S3 E6 FOP=[YR=1996] S8 E26 N8 W10 FOP=[YR=1993] N3 W6 S3 E6\$ W16\$ E10 N3 E6 S3 E34 N26\$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
39,392									
Common: 139,392 PRINTED 07/09/2026 BY SYS									