



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08

NEIGHBORHOOD/LOC	8011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100	1993	1,348	122,336
FOP	192	30	1993	58	5,263
FUS	544	100	1993	544	49,370
USP	160	30	1993	48	4,356

TOTALS	2,244			1,998	181,326
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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
3	0820	WOOD WALK	0	100	58	4	232.00	SF	11.75
4	0510	GARAGE WD-	0	100	36	20	720.00	SF	35.00
5	0300	BOAT DCK W	0	100	0	0	110.00	SF	40.00

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	2.66

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,998	102.9000	108.04	215,864	1990	1990	0	0	0	16.00	84.00	
1 SINGLE FAM 100% - 0 Heated Area: 1892 HX Base Yr 1991													

12142 SUNOWA SPRINGS TR, BRYCEVILLE	BLD DATE	LGL DATE	05/05/2026	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
3	0820	WOOD WALK	0	100	58	4	232.00	SF	11.75	11.75	100	1990	1990	3	40	1,090	
4	0510	GARAGE WD-	0	100	36	20	720.00	SF	35.00	35.00	100	1990	1990	3	20	5,040	
5	0300	BOAT DCK W	0	100	0	0	110.00	SF	40.00	40.00	100	2000	2000	3	26	1,144	

TOTAL OB/XF														9,514			
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	2.66	AC		1.00	1.00	1.00	35,500.00	35,500.00	94,430

Total Acres: 2.66	Total Land Value: 94,430	Market: 0	Agricultural: 0	Common: 94,430
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				181,326	
TOTAL MARKET OB/XF VALUE				9,514	
TOTAL LAND VALUE - MARKET				94,430	
TOTAL MARKET VALUE				285,270	
SOH/AGL Deduction				141,482	
ASSESSED VALUE				143,788	
TOTAL EXEMPTION VALUE		HX HB WX		56,411	
BASE TAXABLE VALUE				87,377	
TOTAL JUST VALUE				285,270	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				279,360	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3323	H/AC	2,385	03/05/1990
6175	NEW CONSTR	76,367	12/19/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2647/1417	4/03/2023	TD	U	I	11	100	
GRANTOR: FUTCH BRENDA H							
GRANTEE: FUTCH BRENDA REVOCA							
0582/1207	11/03/1989	WD	Q	V		19,000	
GRANTOR: HUNT-BRADY DAWN & V							
GRANTEE: FUTCH GUILFORD & B							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W22 USP=[YR=1993] N10 W16 S10 E16\$ W30 S28 FOP=[YR=1993] S6 E32 N6 W32\$ E32 N6 E4 S1 E12 N1 E4 N22\$ PTR=E20 FUS=[YR=1993] E32 S17 W32 N17\$ W20\$.									