LOT 35
IN OR 1708/5
SUNOWA SPRINGS UNIT 1

SIMMONS LVG TRUST/SIMMONS LESTER M TRUSTEE
10249 SANCTUARY PLACE
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0035-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

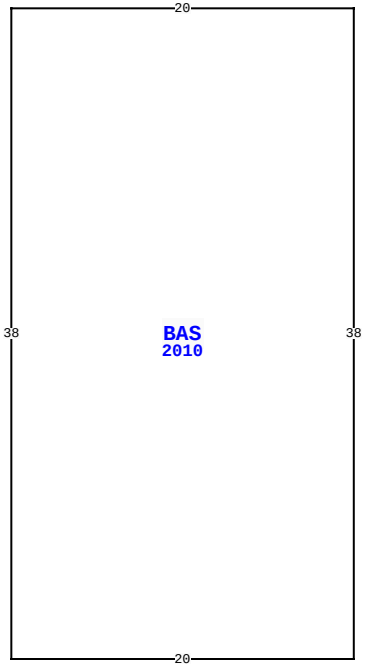
DOR CODE	5601	TIMBER 2-3 SI 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	760	9,289
TOTALS	760		760	9,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	760	58.1900	20.37	15,481	1998	1998	0	0	0	40.00	60.00

1 GARAGE RES – 0% - 0 Heated Area: 760 HX Base Yr



SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	9,289
TOTAL MARKET OB/XF VALUE	4,659
TOTAL LAND VALUE - MARKET	200,670
TOTAL MARKET VALUE	19,695
SOH/AGL Deduction	0
ASSESSED VALUE	19,695
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,695
TOTAL JUST VALUE	214,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1708/0005	9/02/2010	WD	U	V	30	100
GRANTOR: SIMMONS LESTER M & LI						
GRANTEE: SIMMONS LESTER M &						
0578/0520	9/06/1989	WD	U	V		38,500
GRANTOR: CUNNINGHAM RONALD						
GRANTEE: SIMMONS LESTER M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W20 S38 E20 N38$.

EXTRA FEATURES

LN	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	0	20	10	200.00	SF	15.00	15.00	100	1998	1998	3	27	810	
2	0681	POLE SHED	0	0	18	8	144.00	SF	15.00	15.00	100	1998	1998	3	27	583	
3	0300	BOAT DCK W	0	0	34	4	136.00	SF	40.00	40.00	100	1998	1998	3	27	1,469	
4	0303	FLT DOCK W	0	0	16	16	256.00	SF	26.00	26.00	100	1998	1998	3	27	1,797	

LAND DESCRIPTION

TOTAL OB/XF 4,659

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005010	A	SVCE ACRGE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
2	005601	A	TIMB2-3 SI	0	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	350.00	350.00	1,750							
3	005901	A	HARDWOOD SI	0			0.00	0.00	4.43	AC		1.00	1.00	1.00	225.00	225.00	997							
4	009530	C	POND	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	10.43	AC		1.00	1.00	1.00	19,000.00	19,000.00	198,170							

REVIEW DATE 10/10/2018 BY TWA Total Acres: 11.43 Total Land Value: 5,747 Market: 198,170 Agricultural: 3,247 Common: 2,500 PRINTED 08/02/2023 BY SYS