

LOT 36
IN OR 1708/4
SUNOWA SPRINGS UNIT 1

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

2023

02-1S-24-1990-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,320	100	2,320	170,939
FCP	440	25	110	8,105
FEP	322	80	258	19,009
FGR	528	55	290	21,367
FOP	84	30	25	1,842

TOTALS	3,694		3,003	221,263
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50
2	0680	POLE SHED	0	100	48	20	960.00	SF	10.00
3	0812	CONCRETE C	0	100	50	22	1,100.00	SF	4.00
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	1242	WD DECK A	0	100	14	8	112.00	SF	7.50
6	1242	WD DECK A	0	100	16	15	240.00	SF	10.00
7	0510	GARAGE WD-	0	100	30	20	600.00	SF	26.25
8	0812	CONCRETE C	0	100	0	0	4,127.00	SF	4.00
9	0803	ASPHALT C	0	100	385	8	3,080.00	SF	2.00
10	0681	POLE SHED	0	100	24	8	192.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	2.00
2	005601	A	TIMB2-3 SI	0			0.00	0.00	1.16
3	009530	C	POND	0			0.00	0.00	1.00
4	005901	A	HARDWOOD SI	0			0.00	0.00	2.00
5	009910	M	MKT. VAL. AG	0			0.00	0.00	3.16

REVIEW DATE	10/10/2018	BY	TWA
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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	3,003	110.0274	99.30	298,198	1986	1986	0	0	0	25.80	74.20													
1 SINGLE FAM - 100% - 0																									
Heated Area: 2320																									
HX Base Yr																									
10249 SANCTUARY PL, BRYCEVILLE																									
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td>06/16/2023</td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td>MLU</td></tr></table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	06/16/2023	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																							
XF DATE		LAND DATE	06/16/2023																						
INC DATE		AG DATE	MLU																						

TOTALS	3,694		3,003	221,263
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TOTAL OB/XF													
29,215													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	100	1981	1981
2	0680	POLE SHED	0	100	48	20	960.00	SF	10.00	10.00	100	1982	1982
3	0812	CONCRETE C	0	100	50	22	1,100.00	SF	4.00	4.00	100	1986	1986
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998
5	1242	WD DECK A	0	100	14	8	112.00	SF	7.50	7.50	100	1998	1998
6	1242	WD DECK A	0	100	16	15	240.00	SF	10.00	10.00	100	1998	1998
7	0510	GARAGE WD-	0	100	30	20	600.00	SF	26.25	26.25	100	1998	1998
8	0812	CONCRETE C	0	100	0	0	4,127.00	SF	4.00	4.00	100	1998	1998
9	0803	ASPHALT C	0	100	385	8	3,080.00	SF	2.00	2.00	100	2000	2000
10	0681	POLE SHED	0	100	24	8	192.00	SF	15.00	15.00	100	1998	1998

TOTAL OB/XF													
29,215													
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
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00
2	005601	A	TIMB2-3 SI	0			0.00	0.00	1.16	AC		1.00	1.00
3	009530	C	POND	0			0.00	0.00	1.00	AC		1.00	1.00
4	005901	A	HARDWOOD SI	0			0.00	0.00	2.00	AC		1.00	1.00
5	009910	M	MKT. VAL. AG	0			0.00	0.00	3.16	AC		1.00	1.00

REVIEW DATE	10/10/2018	BY	TWA
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Total Acres:	6.16	Total Land Value:	73,356	Market:	79,000	Agricultural:	856
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					227,894				
TOTAL MARKET OB/XF VALUE					31,580				
TOTAL LAND VALUE - MARKET					151,500				
TOTAL MARKET VALUE					332,830				
SOH/AGL Deduction					163,914				
ASSESSED VALUE					168,916				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					118,916				
TOTAL JUST VALUE					410,974				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					243,115				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1708/0004	9/02/2010	WD	U	I	30	100	
GRANTOR: SIMMONS LESTER M & LI							
GRANTEE: SIMMONS LESTER M &							
0302/0501	10/01/1979	WD	Q	V		12,400	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
FCP=[YR=2010] W22 BAS=[YR=1993] W30 FEP=[YR=2010] N14 W23 S14 E23\$ W50 S35 E30 FOP=[YR=1993] E28 FGR=[YR=1993] S6 E22 N24 W22 S18\$ N3 W28 S3\$ N3 E28 N15 E22 N17\$ S20 E22 N20\$.									

OTHER ADJUSTMENTS AND NOTES									

Common:	72,500
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PRINTED 08/02/2023 BY SYS

LOT 36
IN OR 1708/4
SUNOWA SPRINGS UNIT 1

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

2023

02-1S-24-1990-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000IMPROVED AG	

MAP NUM	MKT AREA	08
NEIGHBORHOOD/LOC	8011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	704	4,217
FUS	384	100	384	2,300
UOP	64	30	19	114
TOTALS	1,152		1,107	6,631

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
11	0300	BOAT DCK W	0 100	37	4	148.00	SF	30.00	30.00	100	1998
12	0300	BOAT DCK W	0 100	12	12	144.00	SF	30.00	30.00	100	1998

LAND DESCRIPTION											
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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
8600	06	1,107	49.8960	11.98	13,262	1981	1981	0	0	0 50.00	50.00
2 BARNS - 100% - 0											
Heated Area: 1088											
HX Base Yr											
24 8 8 8 8 16 32 24 24 16 24 16											
UOP 1993											
FUS 1993											
BAS 1993											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/16/2023 MLU											

10249 SANCTUARY PL, BRYCEVILLE

TOTAL OB/XF											
2,365											

NASSAU COUNTY PROPERTY			
PAGE 2 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
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PREVIOUS YEAR MKT VALUE		243,115	

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0302/0501	10/01/1979	WD	Q	V		12,400	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP=[YR=1993] W8 BAS=[YR=1993] W24 S24 E32 N16 W8N8 \$ S8 E8 N8 \$ PTR=E10 FUS=[YR=1993] E24 S16 W24 N16 \$W10\$.											