

LOT 44
SUNOWA SPRINGS UNIT 1
PB 4/75 & 76

POWELL BREAN M/THOMPSON TRENTON C
12537 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0044-0000



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	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8011.00	

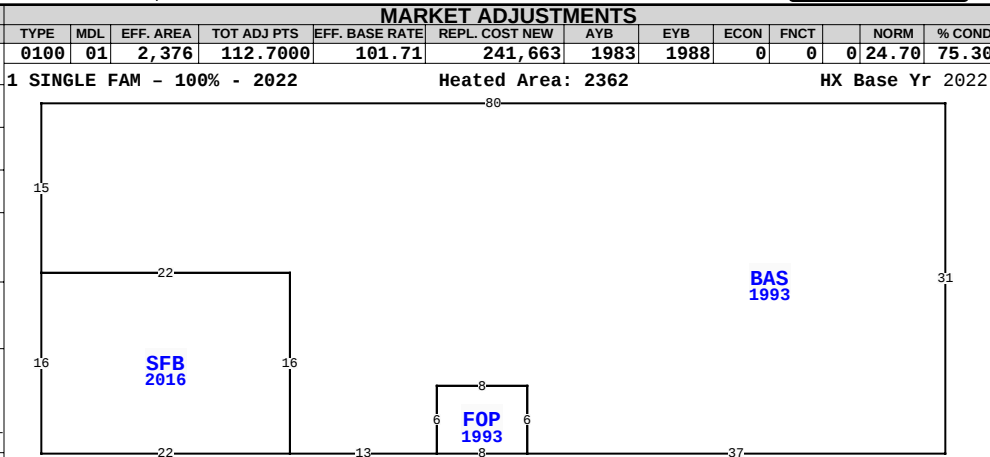
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2,080	159,302
FOP	48	30	14	1,072
SFB	352	80	282	21,598

TOTALS	2,480		2,376	181,972
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0300	BOAT DCK W	0	100	0	0	380.00	SF	40.00	40.00	
3	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	
4	0681	POLE SHED	0	100	26	24	624.00	SF	15.00	15.00	
5	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	
6	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.40	AC	

REVIEW DATE 05/11/2021 BY TWJH



12537 SUNOWA SPRINGS TR, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
15,772											

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15,772											

Total Acres: 3.40 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	181,972		
TOTAL MARKET OB/XF VALUE	15,772		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	282,744		
SOH/AGL Deduction	67,001		
ASSESSED VALUE	215,743		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	165,743		
TOTAL JUST VALUE	282,744		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	209,459		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000618	NEW ROOF	11,310	01/20/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2424/0138	1/08/2021	WD	Q	I	01
GRANTOR: KIMBALL HOLLY A & DUS					
GRANTEE: POWELL BREAN M & TR					
1341/0799	8/12/2005	WD	Q	I	
GRANTOR: WHITE JERRY LEE & LOR					
GRANTEE: KIMBALL HOLLY A & D					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W80 S15 SFB=[YR=2016] S16 E22 N16 W22 \$ E22 S16 E13 FOP=[YR=1993] E8 N6 W8 S6 \$ N6 E8 S6 E37 N31 \$.					

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