

LOT 27
OR 713/1874 & OR 767/1192
SUNOWA SPRINGS #1 PB 4/75 & 76

LAWRENCE WILLIAM LOUIS JR/WHITE MARSHA A
12057 SUNOWA SPRING TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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
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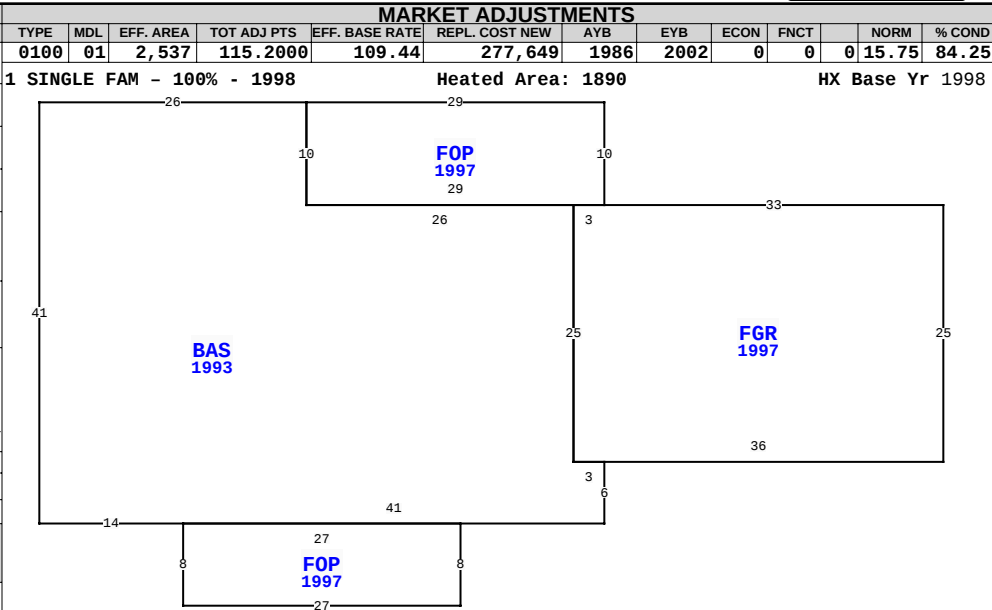
NEIGHBORHOOD/LOC	8011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	174,264
FGR	900	55	495	45,641
FOP	216	30	65	5,994
FOP	290	30	87	8,021

TOTALS	3,296		2,537	233,919
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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	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	649.00	SF	5.20	5.20	
3	0300	BOAT DCK W	0	100	0	0	72.00	SF	40.00	40.00	
4	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	
5	0680	POLE SHED	0	100	40	12	480.00	SF	10.00	10.00	
6	0680	POLE SHED	0	100	40	12	480.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	9.69	AC	



12057 SUNOWA SPRINGS TR, BRYCEVILLE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/12/2023
	INC DATE		AG DATE	MLU

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	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	1996	1996	3	72	936	
2	0811	CONCRETE B	0	100	0	0	649.00	SF	5.20	5.20	100	2006	2006	3	87	2,936	
3	0300	BOAT DCK W	0	100	0	0	72.00	SF	40.00	40.00	100	1996	1996	3	24	691	
4	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	2006	2006	3	44	14,784	
5	0680	POLE SHED	0	100	40	12	480.00	SF	10.00	10.00	100	2006	2006	3	44	2,112	
6	0680	POLE SHED	0	100	40	12	480.00	SF	10.00	10.00	100	2006	2006	3	44	2,112	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	9.69	AC	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						233,919					
TOTAL MARKET OB/XF VALUE						23,571					
TOTAL LAND VALUE - MARKET						139,536					
TOTAL MARKET VALUE						397,026					
SOH/AGL Deduction						179,803					
ASSESSED VALUE						217,223					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						167,223					
TOTAL JUST VALUE						397,026					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						389,117					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9011455	REPAIR/RRF	19,000	10/31/2019
E17864	ELEC OTHER	100	08/01/2006
B0618040	XFOB	20,000	06/01/2006
B97	NEW CONSTR	75,000	06/01/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0767/1192	8/06/1996	WD	U	I	06	12,000			
GRANTOR: LAWRENCE WILLIAM LOUI									
GRANTEE: LAWRENCE & WHITE									
0713/1874	9/13/1994	WD	Q	V		30,000			
GRANTOR: NEAL VIRGINIA & DENC									
GRANTEE: LAWRENCE WM LOUIS J									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1997] W33 FOP=[YR=1997] N10 W29 BAS=[YR=1993] W26 S41 E14 FOP=[YR=1997] S8 E27 N8 W27 \$ E41 N6 W3 N25 W26 N10 \$ S10 E29 \$ W3 S25 E36 N25 \$.											