

LOT 36
IN OR 1708/4
SUNOWA SPRINGS UNIT 1

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

2024

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	178,609
FCP	440	25	110	8,468
FEP	322	80	258	19,863
FGR	528	55	290	22,326
FOP	84	30	25	1,924

TOTALS	3,694		3,003	231,190
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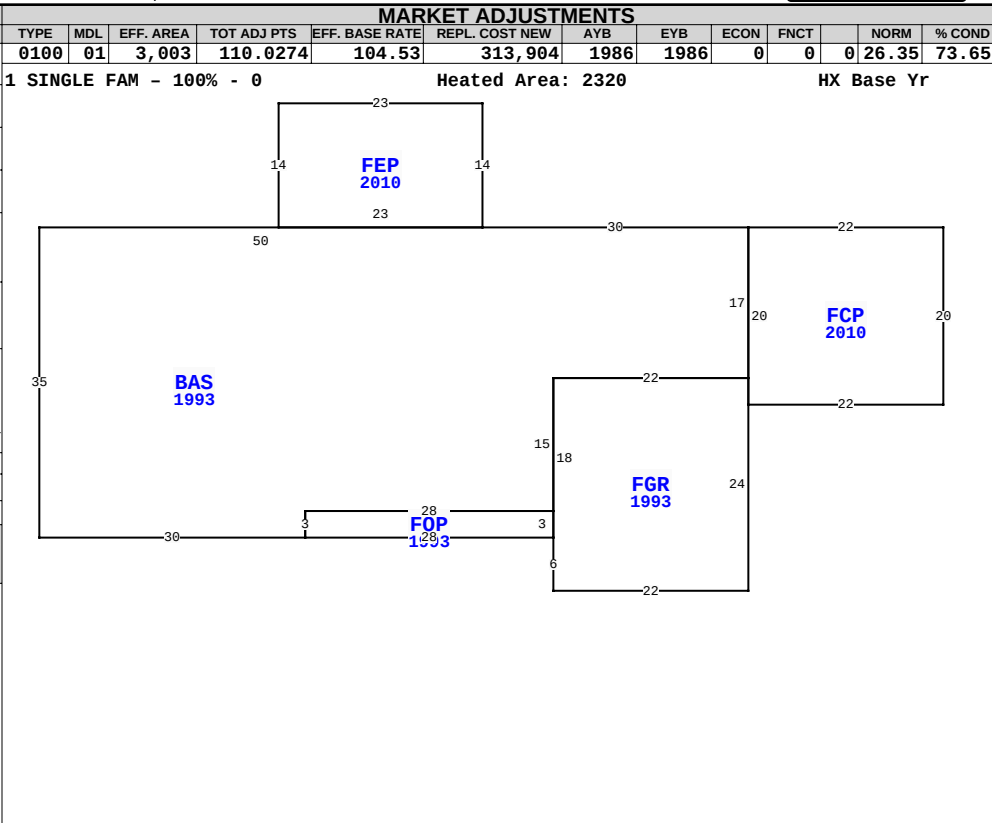
EXTRA FEATURES

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	256.00	SF	6.50	6.50	100	1981	1981	3	35	582	
2	0680	POLE SHED	0	100	48	20	960.00	SF	10.00	10.00	100	1982	1982	3	20	1,920	
3	0812	CONCRETE C	0	100	50	22	1,100.00	SF	4.00	4.00	100	1986	1986	3	49.5	2,178	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
5	1242	WD DECK A	0	100	14	8	112.00	SF	7.50	7.50	100	1998	1998	3	20	168	
6	1242	WD DECK A	0	100	16	15	240.00	SF	10.00	10.00	100	1998	1998	3	20	480	
7	0510	GARAGE WD-	0	100	30	20	600.00	SF	26.25	26.25	100	1998	1998	3	26	4,095	
8	0812	CONCRETE C	0	100	0	0	4,127.00	SF	4.00	4.00	100	1998	1998	3	75	12,381	
9	0803	ASPHALT C	0	100	385	8	3,080.00	SF	2.00	2.00	100	2000	2000	3	50	3,080	
10	0681	POLE SHED	0	100	24	8	192.00	SF	15.00	15.00	100	1998	1998	3	26	749	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000							
2	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	350.00	350.00	406							
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450							
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	3.16	AC		1.00	1.00	1.00	25,000.00	25,000.00	79,000							

REVIEW DATE 02/14/2024 BY KBA



10249 SANCTUARY PL, BRYCEVILLE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/04/2024 MLU

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	104.53	313,904	1986	1986	0	0	0	26.35	73.65

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		6
VALUATION BY	STANDARD	
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE	237,821	
TOTAL MARKET OB/XF VALUE	30,745	
TOTAL LAND VALUE - MARKET	161,500	
TOTAL MARKET VALUE	351,922	
SOH/AGL Deduction	177,964	
ASSESSED VALUE	173,958	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	123,958	
TOTAL JUST VALUE	430,066	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	410,974	

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\$.

Total Acres: 6.16 Total Land Value: 83,356 Market: 79,000 Agricultural: 856 Common: 82,500 PRINTED 08/06/2024 BY SYS

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