LOT 50
IN OR 2104/1018
SUNOWA SPRINGS 1 PB 4/75 & 76

WILLIAMS RENEE FINLEY
12687 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

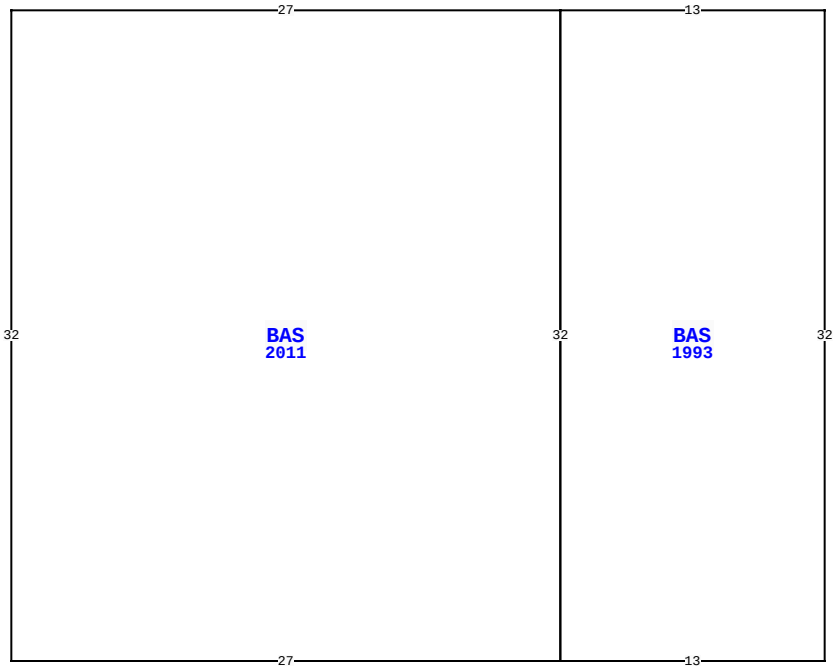
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100	416	39,127
BAS	864	100	864	81,265
TOTALS	1,280		1,280	120,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,280	117.5200	111.64	142,899	1989	1989	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 0 Heated Area: 1280 HX Base Yr



12687 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		151,938
TOTAL MARKET OB/XF VALUE		6,856
TOTAL LAND VALUE - MARKET		65,600
TOTAL MARKET VALUE		224,394
SOH/AGL Deduction		106,229
ASSESSED VALUE		118,165
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		63,165
TOTAL JUST VALUE		224,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995728	NEW CONSTR	17,000	01/01/1999
5803	NEW CONSTR	950	03/30/1989
4587	GARAGE	6,528	01/07/1988
4980	TEMP POLE	0	01/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2104/1018	3/02/2017	QC	U	I	11	100
GRANTOR: WILLIAMS DONALD W						
GRANTEE: WILLIAMS DONALD W &						
0527/0971	9/29/1987	WD	Q	V		8,800
GRANTOR: FAIRCLOTH MICHAEL &						
GRANTEE: WILLIAMS DONALD W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 BAS=[YR=2011] W27 S32 E27 N32 $ S32 E13 N32 $.

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	0811	CONCRETE B	0	100	32	25	800.00	SF	2.60	2.60	100	1992	1992	3	64	1,331	
2	0812	CONCRETE C	0	100	40	30	1,200.00	SF	4.00	4.00	100	2011	2011	3	92	4,416	
3	0680	POLE SHED	0	100	22	18	396.00	SF	10.00	10.00	100	2000	2000	3	28	1,109	

LAND DESCRIPTION

TOTAL OB/XF 6,856

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.64	AC		1.00	1.00	1.00	40,000.00	40,000.00	65,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.64 Total Land Value: 65,600 Market: 0 Agricultural: 0 Common: 65,600 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

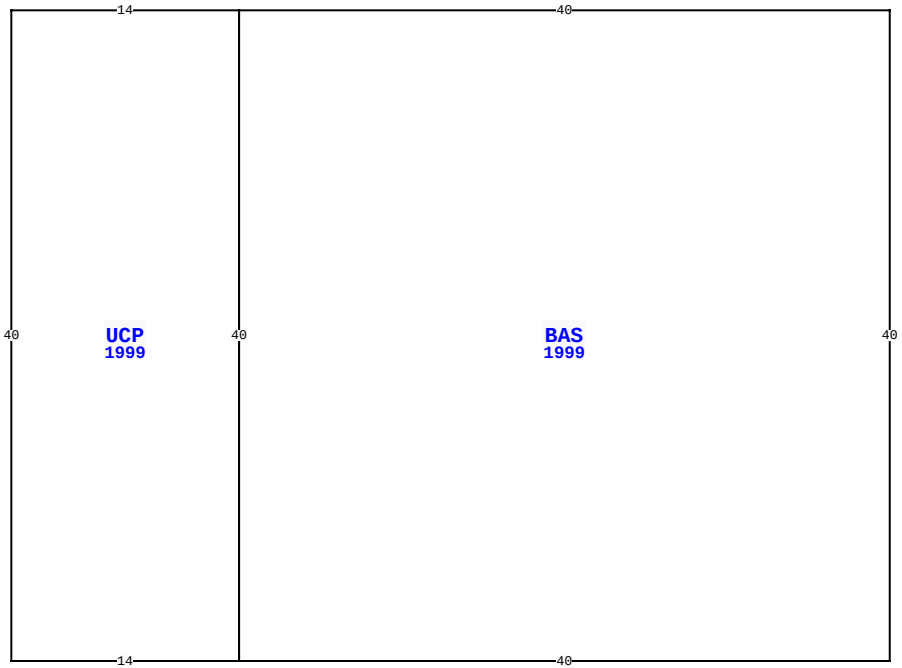
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
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	1,600	100	1,600	27,672
UCP	560	40	224	3,874
TOTALS	2,160		1,824	31,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	1,824	75.6000	34.59	63,092	1999	1999	0	0	0	50.00	50.00

2 PREFAB MTL - 100% - 0 Heated Area: 1600 HX Base Yr



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0527/0971	9/29/1987	WD	Q	V		8,800
GRANTOR: FAIRCLOTH MICHAEL &						
GRANTEE: WILLIAMS DONALD W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W40 UCP=[YR=1999] W14 S40 E14 N40$ S40 E40 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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