LOT 13
SUNOWA SPRINGS #1 PB 4/75 & 76

KNOWLES HENRY CALVIN JR/EVANS MELISSA ANNETTE
11645 SUNOWA SPRINGS TR
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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

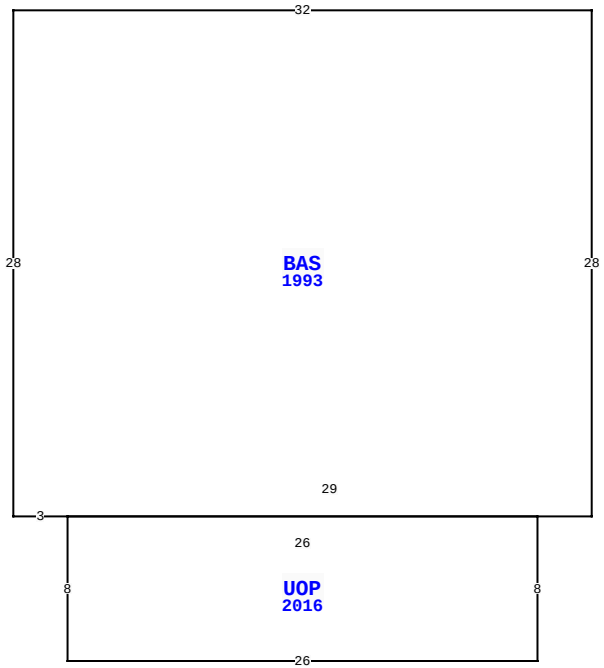
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	1993	896	80,801
UOP	208	20	2016	42	3,788
TOTALS	1,104			938	84,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	938	108.0000	108.00	101,304	1987	1987	0	0	0	16.50	83.50

1 SINGLE FAM – 50% - 2023 Heated Area: 896 HX Base Yr 2023



11645 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		84,589
TOTAL MARKET OB/XF VALUE		8,167
TOTAL LAND VALUE - MARKET		78,750
TOTAL MARKET VALUE		171,506
SOH/AGL Deduction		0
ASSESSED VALUE		171,506
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,784
TOTAL JUST VALUE		171,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7824	XFOB	3,264	02/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2395/1291	9/24/2020	QC	U	I	11	100
GRANTOR: KNOWLES HENRY CALVIN						
GRANTEE: KNOWLES HENRY CALVI						
2291/1442	7/17/2019	QC	U	I	11	100
GRANTOR: KNOWLES HENRY C SR &						
GRANTEE: KNOWLES HENRY CALVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S28 E3 UOP=[YR=2016] S8 E26 N8 W26$ E29 N28$.

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	0940	SHEDS/PORT	0	50	30	12	360.00	SF	21.30	21.30	100	2000	2000	3	20	1,534	
2	0681	POLE SHED	0	50	30	14	420.00	SF	15.00	15.00	100	2000	2000	3	27	1,701	
3	0681	POLE SHED	0	50	20	10	200.00	SF	15.00	15.00	100	2016	2016	3	78	2,340	
4	0940	SHEDS/PORT	0	50	18	12	216.00	SF	30.00	30.00	100	2010	2010	3	40	2,592	

LAND DESCRIPTION

TOTAL OB/XF 8,167

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	000100	C	RES	50	0006	OR	0.00	0.00	3.15	AC		1.00	1.00	1.00	25,000.00	25,000.00	78,750							

REVIEW DATE 02/27/2024 BY WWA Total Acres: 3.15 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 07/30/2025 BY SYS