

LOT 26
IN OR 2250/1890
SUNOWA SPRINGS #1 PB 4/75 & 76

DEAN RICKEY N & BRANDI L/DEAN RICKI ALVIN
12021 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0026-0000



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 70
Interior Wall	04	PLYWOOD 30
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,109	100	1993	2,109	206,372
BAS	506	100	2013	506	49,513
FEP	200	80	2013	160	15,657
FOP	142	30	1993	43	4,207

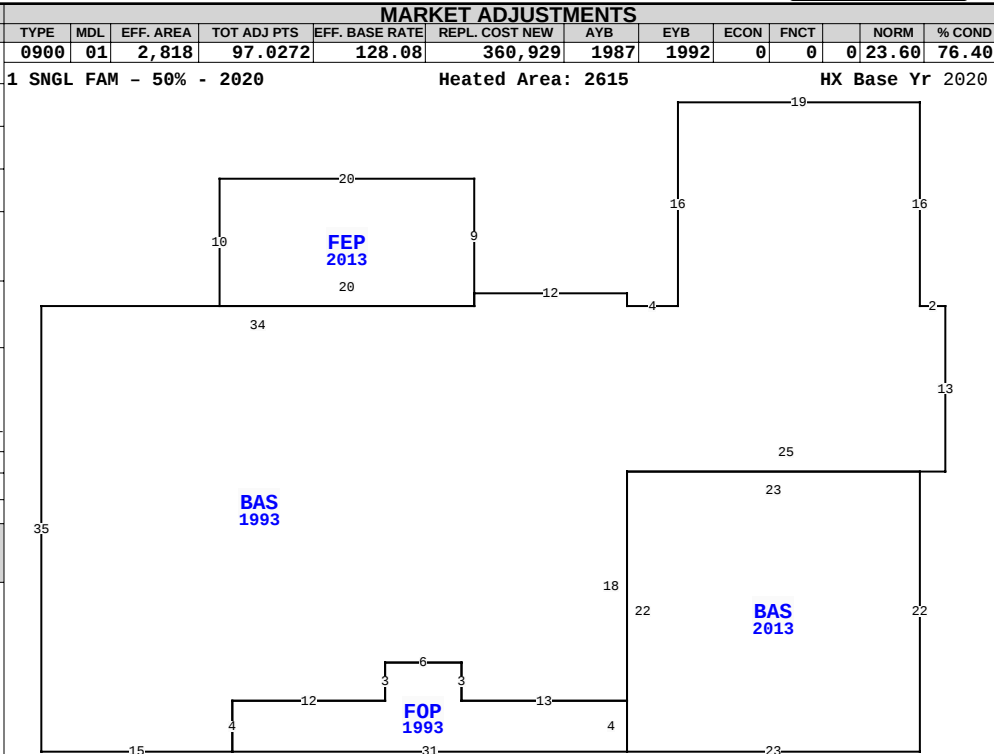
TOTALS	2,957			2,818	275,750
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EXTRA FEATURES

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	50	0	0	368.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,184	
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
3	0200	BARN WD 0-	0	50	34	50	1,700.00	SF	20.00	20.00	100	1988	1988	3	20	6,800	
4	0811	CONCRETE B	0	0	0	0	745.00	SF	5.20	5.20	100	2002	2002	3	80	3,099	
5	0940	SHEDS/PORT	0	50	16	8	128.00	SF	30.00	30.00	100	2003	2003	3	20	768	
6	0680	POLE SHED	0	50	16	6	96.00	SF	10.00	10.00	100	2003	2003	3	30	288	
7	0812	CONCRETE C	0	50	0	0	1,889.00	SF	4.00	4.00	100	2003	2003	3	82	6,196	
8	0812	CONCRETE C	0	50	90	36	3,240.00	SF	4.00	4.00	100	2003	2003	3	82	10,627	

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	000100	C	RES	50	0006	OR	0.00	0.00	9.60	AC		1.00	1.00	0.80	18,000.00	14,400.00	138,240							



12021 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/12/2023 MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		426,545
TOTAL MARKET OB/XF VALUE		31,062
TOTAL LAND VALUE - MARKET		138,240
TOTAL MARKET VALUE		595,847
SOH/AGL Deduction		159,883
ASSESSED VALUE		435,964
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		385,242
TOTAL JUST VALUE		595,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8708	TEMP POLE	0	11/01/2001
8709	NEW CONSTR	0	11/01/2001
B018952	NEW CONSTR	54,800	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2250/1890	1/09/2019	WD	Q	I	01	365,000

GRANTOR: HENG MARC & RENEE
GRANTEE: DEAN RICKEY N & BRA
1875/1637 8/20/2013 WD Q I 01 352,000
GRANTOR: FREELAND TIMOTHY O &
GRANTEE: HENG MARC & RENEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N16 W19 S16 W4 N1 W12 FEP=[YR=2013] N9 W20
S10 E20 N1\$ S1 W34 S35 E15 FOP=[YR=1993] E31 BAS=[YR=2013]
E23 N22 W23 S22\$ N4 W13 N3 W6 S3 W12 S4\$ N4 E12 N3 E6 S3 E13
N18 E25 N13\$.

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