

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

2025

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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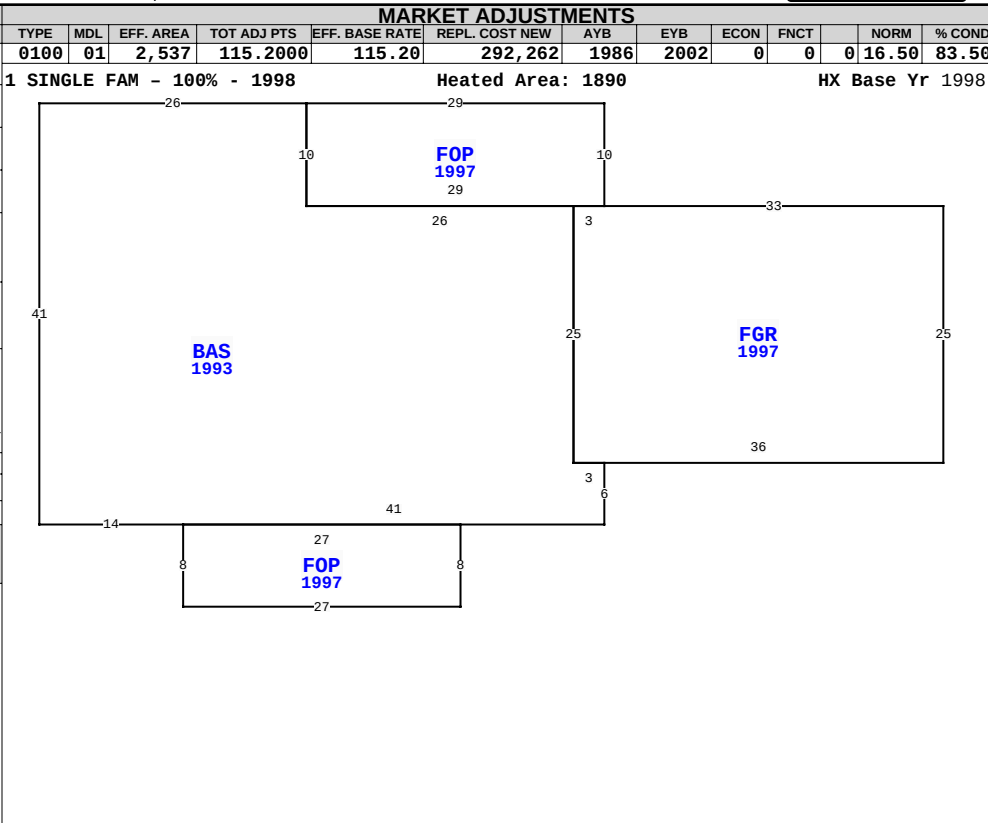
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1993	1,890	181,803
FGR	900	55	1997	495	47,615
FOP	216	30	1997	65	6,252
FOP	290	30	1997	87	8,368

TOTALS	3,296			2,537	244,039
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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	000100	C	RES	100	0006	OR	0.00	0.00	9.69	AC	

REVIEW DATE	01/06/2020	BY	TWX
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12057 SUNOWA SPRINGS TR, BRYCEVILLE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/12/2023
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
21,754											

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21,754											

Total Acres: 9.69	Total Land Value: 139,536	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
6			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		244,039	
TOTAL LAND VALUE - MARKET		21,754	
TOTAL MARKET VALUE		139,536	
SOH/AGL Deduction		405,329	
ASSESSED VALUE		181,807	
TOTAL EXEMPTION VALUE		223,522	
BASE TAXABLE VALUE		50,722	
TOTAL JUST VALUE		172,800	
NCON VALUE		405,329	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		397,026	

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
0767/1192	8/06/1996	WD	Q	I	06
GRANTOR: LAWRENCE WILLIAM LOUI					
GRANTEE: LAWRENCE & WHITE					
0713/1874	9/13/1994	WD	Q	V	
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 \$.					

OTHER ADJUSTMENTS AND NOTES											

Common: 139,536	PRINTED 07/30/2025 BY SYS
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