LOT 30
SUNOWA SPRINGS 1 PB 4/75 & 76

WATTS DYLAN T & COLLEEN S
12131 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	10	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

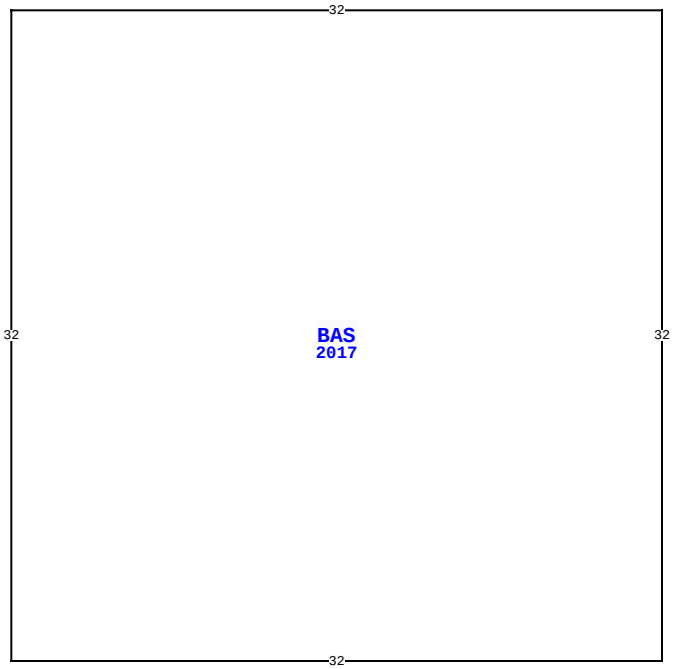
DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	2017	1,024	106,201
TOTALS	1,024			1,024	106,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,024	106.9200	106.92	109,486	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 1024 HX Base Yr



12141 SUNOWA SPRINGS TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	106,201
TOTAL MARKET OB/XF VALUE	15,417
TOTAL LAND VALUE - MARKET	181,765
TOTAL MARKET VALUE	165,362
SOH/AGL Deduction	55,218
ASSESSED VALUE	110,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,144
TOTAL JUST VALUE	303,383
NCON VALUE	11,400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002022	PRIVATE PROVIDER	426,420	02/26/2025
B240009417	PRIVATE PROVIDER	426,420	08/13/2024
B1632865	XFOB 32X32	0	08/31/2016
B162754	GARAGE	0	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/0119	1/27/2021	QC	U	I	11	100
GRANTOR: SPEARRIN RAYMOND L &						
GRANTEE: WATTS DYLAN T & COL						
0482/0545	2/01/1986	WD	Q	V		19,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W32 S32 E32 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	0	32	22	704.00	SF	5.20	5.20	100	2019	2019	3	97	3,551	
2	0461	IRON FENCE	0	0	14	4	56.00	SF	8.50	8.50	100	2019	2019	3	98	466	
5	0680	POLE SHED	0	0	38	30	1,140.00	SF	10.00	10.00	100	2025	2024		100	11,400	

LAND DESCRIPTION

TOTAL OB/XF 15,417

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	7.27	AC		1.00	1.00	1.00	515.00	515.00	3,744							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.27	AC		1.00	1.00	1.00	19,500.00	19,500.00	141,765							

REVIEW DATE 06/30/2025 BY WW Total Acres: 8.27 Total Land Value: 43,744 Market: 141,765 Agricultural: 3,744 Common: 40,000 PRINTED 07/30/2025 BY SYS