

SIMMONS LVG TRUST/SIMMONS LESTER M TRUSTEE
10249 SANCTUARY PLACE
BRYCEVILLE, FL 32009

02-1S-24-1990-0035-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		25	MOD METAL 100		6500	01	760	58.1900	21.53	16,363	1998	1998	0	0	0	46.00	54.00	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100		1 GARAGE RES - 0% - 0										Heated Area: 760					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Cover		12	MODULAR MT 100		20 38 38 20 BAS 2010															BUILDING MARKET VALUE					8,836									
Interior Wall			N/A 100																	TOTAL MARKET OB/XF VALUE					4,314									
Interior Floo		03	CONC FINSH 100																	TOTAL LAND VALUE - MARKET					200,670									
Air Condition		99	N/A 100																	TOTAL MARKET VALUE					18,797									
Heating Type			N/A 100																	SOH/AGL Deduction					0									
Bedrooms			0 100																	ASSESSED VALUE					18,797									
Bathrooms			0 100																	TOTAL EXEMPTION VALUE					0									
Frame		05	STEEL 100																	BASE TAXABLE VALUE					18,797									
Stories		0	0 100																	TOTAL JUST VALUE					213,820									
Units			0 100																	NCON VALUE					0									
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					213,981																								
Quality		06	Quality Level 06																															
DOR CODE		5601	TIMBER 2-3 SI 70-79																															
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	760	100	2010	760	8,836																													
TOTALS		760			760	8,836		BLD DATE							LGL DATE		06/16/2023		MLU															
								XF DATE							LAND DATE																			
								INC DATE							AG DATE																			
EXTRA FEATURES		SUNOWA SPRINGS TR, BRYCEVILLE										ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																
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	0681	POLE SHED	0	0	20	10	200.00	SF	15.00	15.00	100	1998	1998	3	25	750																		
2	0681	POLE SHED	0	0	18	8	144.00	SF	15.00	15.00	100	1998	1998	3	25	540																		
3	0300	BOAT DCK W	0	0	34	4	136.00	SF	40.00	40.00	100	1998	1998	3	25	1,360																		
4	0303	FLT DOCK W	0	0	16	16	256.00	SF	26.00	26.00	100	1998	1998	3	25	1,664																		
LAND DESCRIPTION										TOTAL OB/XF										4,314														
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									
1	009530	C	POND	0			OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500																
2	005601	A	TIMBER 3 P S	0	0006		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	330.00	330.00	1,650																
3	005901	A	HARDWOOD SI	0			OR	0.00	0.00	4.43	AC		1.00	1.00	1.00	225.00	225.00	997																
4	005010	A	SERVICE ACRE	0			OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500																
5	009910	M	MARKET VALUE	0			OR	0.00	0.00	10.43	AC		1.00	1.00	1.00	19,000.00	19,000.00	198,170																
REVIEW DATE		12/15/2023		BY	KBA		Total Acres: 11.43		Total Land Value: 5,647		Market: 198,170		Agricultural: 3,147		Common: 2,500		PRINTED 07/30/2025 BY SYS																	