

LOT 36
IN OR 1708/4
SUNOWA SPRINGS UNIT 1

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

2025

02-1S-24-1990-0036-0000



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 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG

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	2,320	100	1993	2,320	186,602
FCP	440	25	2010	110	8,847
FEP	322	80	2010	258	20,752
FGR	528	55	1993	290	23,325
FOP	84	30	1993	25	2,011

TOTALS	3,694			3,003	241,537
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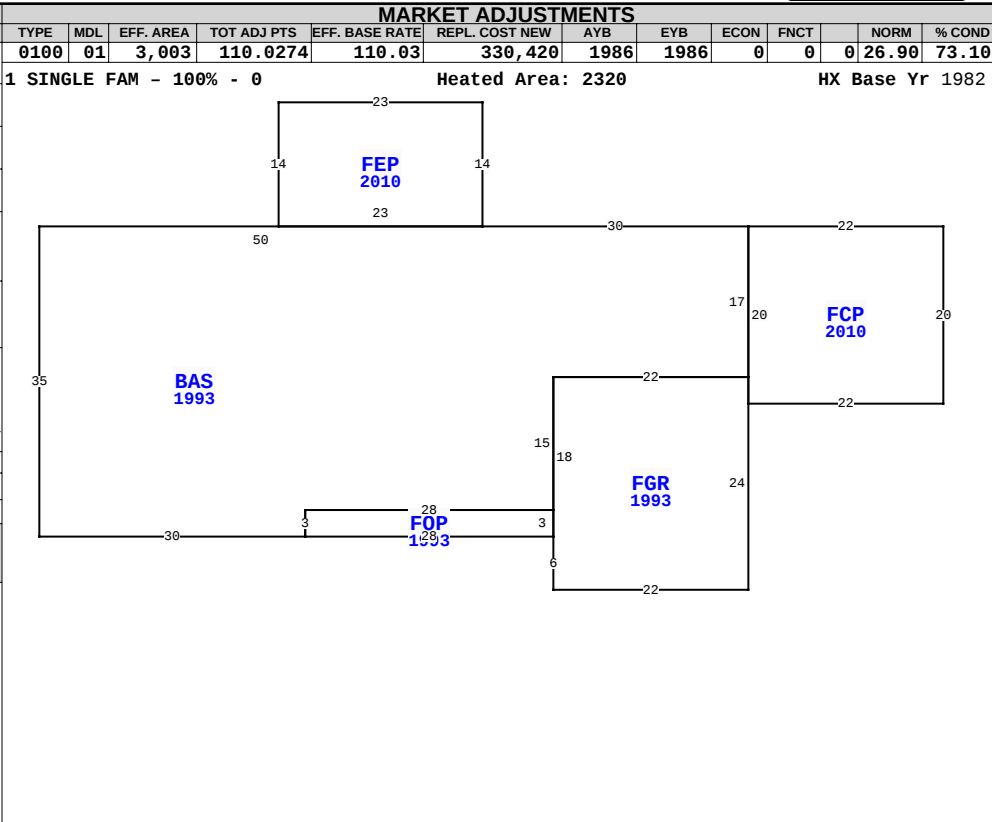
EXTRA FEATURES

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
1	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	100	1981	1981	3	32.5	541
2	0680	POLE SHED	0	100	48	20	960.00	SF	10.00	10.00	100	1982	1982	3	20	1,920
3	0812	CONCRETE C	0	100	50	22	1,100.00	SF	4.00	4.00	100	1986	1986	3	47	2,068
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800
5	1242	WD DECK A	0	100	14	8	112.00	SF	7.50	7.50	100	1998	1998	3	20	168
6	1242	WD DECK A	0	100	16	15	240.00	SF	10.00	10.00	100	1998	1998	3	20	480
7	0510	GARAGE WD-	0	100	30	20	600.00	SF	26.25	26.25	100	1998	1998	3	25	3,938
8	0812	CONCRETE C	0	100	0	0	4,127.00	SF	4.00	4.00	100	1998	1998	3	73	12,051
9	0803	ASPHALT C	0	100	385	8	3,080.00	SF	2.00	2.00	100	2000	2000	3	50	3,080
10	0681	POLE SHED	0	100	24	8	192.00	SF	15.00	15.00	100	1998	1998	3	25	720

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
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000
2	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	330.00	330.00	383
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.16	AC		1.00	1.00	1.00	25,000.00	25,000.00	79,000

REVIEW DATE	02/14/2024	BY	KBA
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10249 SANCTUARY PL, BRYCEVILLE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/04/2024	MLU
01/31/2025	KBA

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	100	0	0	256.00	SF	6.50	6.50	100	1981	1981	3	32.5	541	
2	0680	POLE SHED	0	100	48	20	960.00	SF	10.00	10.00	100	1982	1982	3	20	1,920	
3	0812	CONCRETE C	0	100	50	22	1,100.00	SF	4.00	4.00	100	1986	1986	3	47	2,068	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
5	1242	WD DECK A	0	100	14	8	112.00	SF	7.50	7.50	100	1998	1998	3	20	168	
6	1242	WD DECK A	0	100	16	15	240.00	SF	10.00	10.00	100	1998	1998	3	20	480	
7	0510	GARAGE WD-	0	100	30	20	600.00	SF	26.25	26.25	100	1998	1998	3	25	3,938	
8	0812	CONCRETE C	0	100	0	0	4,127.00	SF	4.00	4.00	100	1998	1998	3	73	12,051	
9	0803	ASPHALT C	0	100	385	8	3,080.00	SF	2.00	2.00	100	2000	2000	3	50	3,080	
10	0681	POLE SHED	0	100	24	8	192.00	SF	15.00	15.00	100	1998	1998	3	25	720	

TOTAL OB/XF 27,766

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
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000
2	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	330.00	330.00	383
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.16	AC		1.00	1.00	1.00	25,000.00	25,000.00	79,000

Total Acres:	6.16	Total Land Value:	83,333	Market:	79,000	Agricultural:	833
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		248,716
TOTAL MARKET OB/XF VALUE		29,956
TOTAL LAND VALUE - MARKET		161,500
TOTAL MARKET VALUE		362,005
SOH/AGL Deduction		183,050
ASSESSED VALUE		178,955
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,233
TOTAL JUST VALUE		440,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1708/0004	9/02/2010	WD U	I	30		100

GRANTOR: SIMMONS LESTER M & LI
GRANTEE: SIMMONS LESTER M &
0302/0501 10/01/1979 WD Q V 12,400
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2010] W22 BAS=[YR=1993] W30 FEP=[YR=2010] N14 W23 S14 E23\$ W50 S35 E30 FOP=[YR=1993] E28 FGR=[YR=1993] S6 E22 N24 W22 S18\$ N3 W28 S3\$ N3 E28 N15 E22 N17\$ S20 E22 N20\$.

SIMMONS LVG TRUST/SIMMONS LESTER M TRUSTEE
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