LOT 37
IN OR 2215/798
ESMT IN OR 2346-693

STEPHENSON MICHAEL JOE III & MELANIE MICHELLE
12331 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

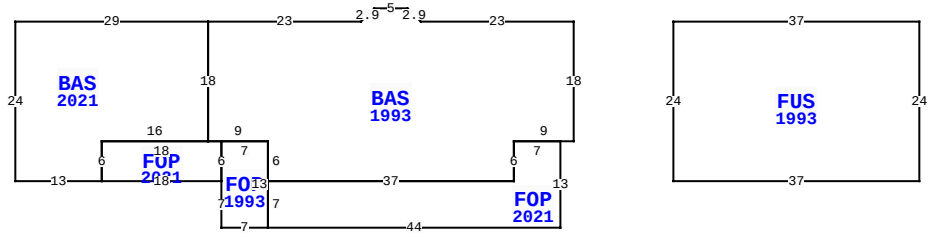
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,226	100	1993	1,226	138,384
BAS	600	100	2021	600	67,725
FOP	91	30	1993	27	3,048
FOP	108	30	2021	32	3,612
FOP	350	30	2021	105	11,852
FUS	888	100	1993	888	100,233
TOTALS	3,263			2,878	324,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,878	123.3562	123.36	355,030	1987	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2714 HX Base Yr 2020



12331 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		338,330
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		112,750
TOTAL MARKET VALUE		452,280
SOH/AGL Deduction		101,386
ASSESSED VALUE		350,894
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		300,172
TOTAL JUST VALUE		452,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010831	ADDITION	73,882	11/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/0798	7/31/2018	WD	Q	I	01	265,000
GRANTOR: BERTHIAUME KELLY L &						
GRANTEE: STEPHENSON MICHAEL						
2107/1547	3/03/2017	SW	U	I	12	105,000
GRANTOR: OPTION ONE MORTGAGE L						
GRANTEE: BERTHIAUME KELLY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 U2 L2 W5 D2 L2 W23 BAS=[YR=2021] W29 S24 E13 FOP=[YR=2021] E18 FOP=[YR=1993] S7 E7 FOP=[YR=2021] E44 N13 W7 S6 W37 S7$ N13 W7 S6$ N6 W18 S6$ N6 E16 N18$ S18 E9 S6 E37 N6 E9 N18$ PTR=E15 FUS=[YR=1993] E37 S24 W37 N24$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	000100	C	RES	100	0006	OR	0.00	0.00	4.51	AC		1.00	1.00	1.00	25,000.00	25,000.00	112,750							

REVIEW DATE 01/31/2022 BY TWX Total Acres: 4.51 Total Land Value: 112,750 Market: 0 Agricultural: 0 Common: 112,750 PRINTED 07/30/2025 BY SYS

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ESMT IN OR 2346-693

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

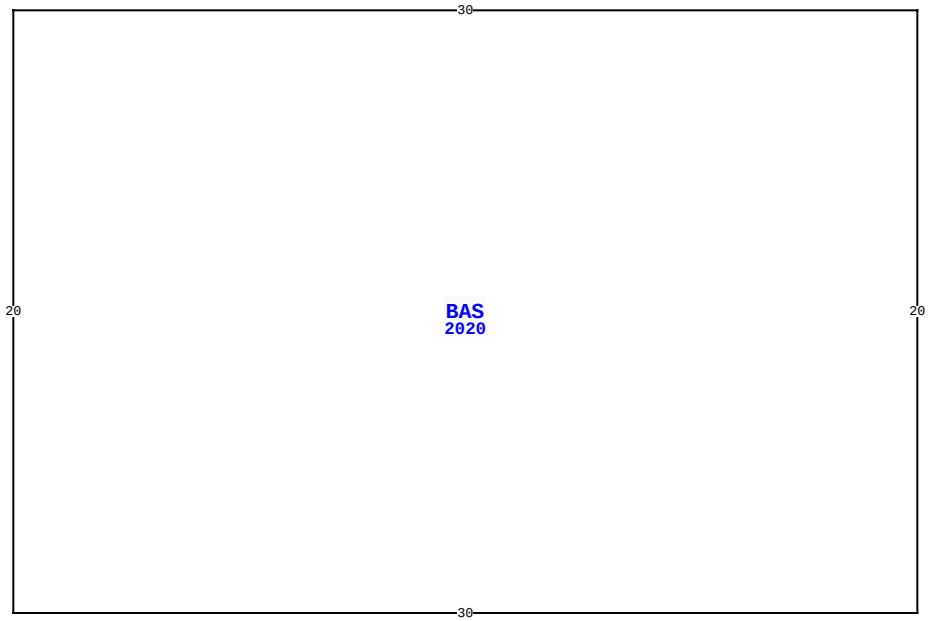
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2020	600	13,478
TOTALS	600			600	13,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2021 Heated Area: 600 HX Base Yr 2020



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12331 SUNOWA SPRINGS TR, BRYCEVILLE

NASSAU COUNTY PROPERTY

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2107/1547	3/03/2017	SW	U	I	12	105,000
GRANTOR: OPTION ONE MORTGAGE L						
GRANTEE: BERTHIAUME KELLY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=50,20] E30 S20 W30 N20 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/31/2022 BY TWX Total Acres: 4.51 Total Land Value: 112,750 Market: 0 Agricultural: 0 Common: 112,750 PRINTED 07/30/2025 BY SYS