LOT 39
IN OR 546 PG 173
SUNOWA SPRINGS UNIT 1

SHELDON DAVID A & DEBORAH B
12379 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

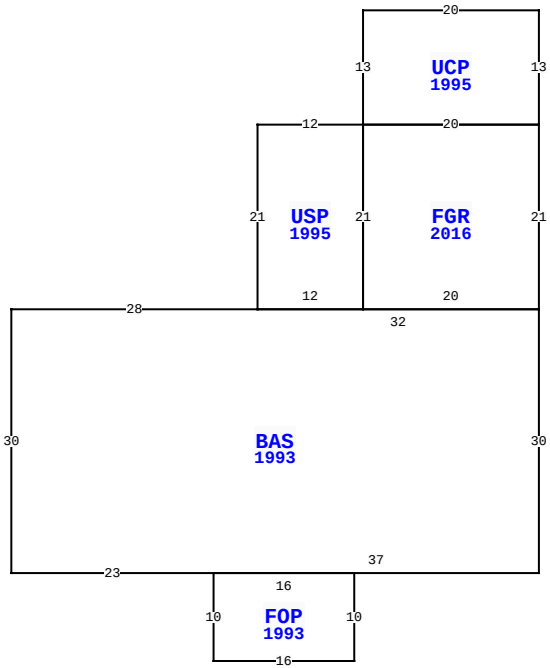
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1993	1,800	156,599
FGR	420	55	2016	231	20,097
FOP	160	30	1993	48	4,176
UCP	260	20	1995	52	4,524
USP	252	30	1995	76	6,612
TOTALS	2,892			2,207	192,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,207	103.8800	103.88	229,263	1983	1988	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 0 Heated Area: 1800 HX Base Yr 1989



12379 SUNOWA SPRINGS TR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		192,008
TOTAL MARKET OB/XF VALUE		5,616
TOTAL LAND VALUE - MARKET		87,850
TOTAL MARKET VALUE		285,474
SOH/AGL Deduction		145,229
ASSESSED VALUE		140,245
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,523
TOTAL JUST VALUE		285,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010887	REPAIR/RRF	12,250	10/29/2018
1702197	CARPORT	9,020	04/06/2017
B951647	CARPORT	6,341	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0546/0173	6/23/1988	WD	Q	I		72,700
GRANTOR: BYLES WILSON						
GRANTEE: SHELDON DAVID A						
0354/0484	2/01/1982	WD	Q	V		13,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1995] W20 S13 USP=[YR=1995] W12 S21 BAS=[YR=1993] W28 S30 E23 FOP=[YR=1993] S10 E16 N10 W16$ E37 N30 FGR=[YR=2016] N21 W20 S21 E20$ W32$ E12 N21$ E20 N13$.

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	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2017	2017	3	96	2,496	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2024	2018		78	3,120	

LAND DESCRIPTION

TOTAL OB/XF 5,616

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	2.51	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,850							

REVIEW DATE 02/27/2024 BY WWA Total Acres: 2.51 Total Land Value: 87,850 Market: 0 Agricultural: 0 Common: 87,850 PRINTED 07/30/2025 BY SYS