LOT 40
SUNOWA SPRINGS #1 PB 4/75 & 76

WATERS VAUGHN W & STACY M
12409 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0040-0000

NASSAU COUNTY PROPERTY

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 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

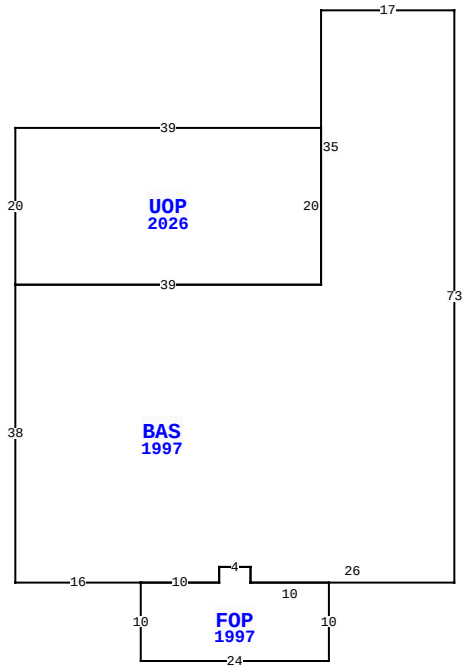
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,715	100	1997	2,715	249,169
FOP	248	30	1997	74	6,791
UOP	780	20	2026	156	14,317
TOTALS	3,743			2,945	270,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,945	109.9142	109.91	323,685	1997	2002	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 1998 Heated Area: 2715 HX Base Yr 1998



12409 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		322,373
TOTAL MARKET OB/XF VALUE		49,730
TOTAL LAND VALUE - MARKET		80,850
TOTAL MARKET VALUE		452,953
SOH/AGL Deduction		180,835
ASSESSED VALUE		272,118
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		221,396
TOTAL JUST VALUE		452,953
NCON VALUE		48,071
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002115	REPAIR/RRF	14,300	03/09/2020
B1530252	GARAGE	173,676	04/01/2015
B1429477	NEW CONSTR	301,238	10/01/2014
E951717	NEW CONSTR	0	03/03/1995
B94886	NEW CONSTR	95,735	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0894	9/24/2021	QC	U	I	11	100
GRANTOR: WATERS VAUGHN W						
GRANTEE: WATERS VAUGHN WILLI						
1624/1837	5/04/2009	QC	U	I	11	60,500
GRANTOR: WATERS VAUGH W & WILL						
GRANTEE: WATERS VAUGH W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W17 S35 W39 S38 E16 E10 N2 E4 S2 E26 N73 $
FOP=[YR=1997;ORIG=-40,73] S10 E24 N10 W10 N2 W4 S2 W10 $
UOP=[YR=2026;ORIG=-56,15] E39 S20 W39 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
1	0940	SHEDS/PORT	0	100	13	13	169.00	SF	30.00	30.00	100	2005	2005	3	22	1,115	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
3	0811	CONCRETE B	0	100	40	20	800.00	SF	5.20	5.20	100	2005	2005	3	84	3,494	
4	0812	CONCRETE C	0	100	0	0	1,984.00	SF	4.00	4.00	100	2015	2015	3	95	7,539	
5	0201	BARN WD 10	0	100	50	44	2,200.00	SF	17.00	17.00	100	2024	2021		93	34,782	

LAND DESCRIPTION

TOTAL OB/XF 49,730

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	2.31	AC		1.00	1.00	1.00	35,000.00	35,000.00	80,850							

REVIEW DATE 03/05/2021 BY TWX Total Acres: 2.31 Total Land Value: 80,850 Market: 0 Agricultural: 0 Common: 80,850 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

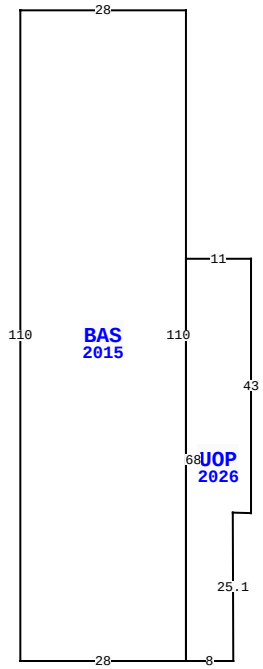
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,080	100	2015	3,080	49,924
UOP	672	20	2026	134	2,172
TOTALS	3,752			3,214	52,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,214	48.6680	18.01	57,884	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 1998 Heated Area: 3080 HX Base Yr 1998



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1624/1837	5/04/2009	QC	U	I	11	60,500
GRANTOR: WATERS VAUGH W & WILL						
GRANTEE: WATERS VAUGH W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W28 S110 E28 N110 $
UOP=[YR=2026;ORIG=0,110] E8 U25.1L0.1 D0.1R3.1 N43 W11 S68 $
.

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

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