LOT 43
IN OR 357 PG 769
SUNOWA SPRINGS UNIT 1

SIEG ROBERT H & PENELOPE W
12507 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

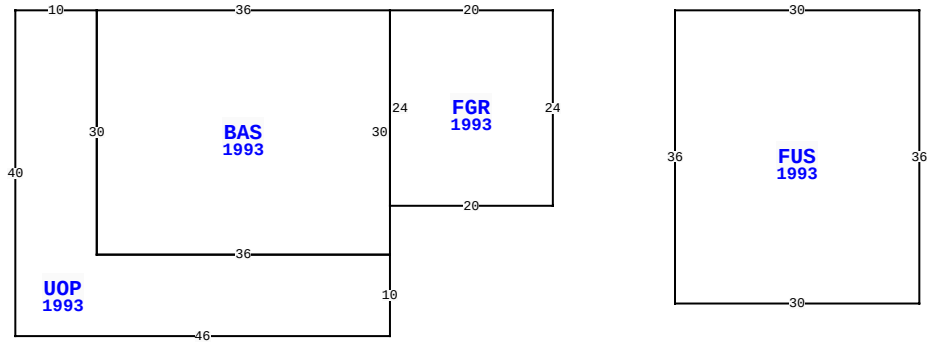
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	97,262
FGR	480	55	1993	264	23,775
FUS	1,080	100	1993	1,080	97,262
UOP	760	20	1993	152	13,689
TOTALS	3,400			2,576	231,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,576	113.2800	113.28	291,809	1983	1983	0	0	0	20.50	79.50

1 SINGLE FAM – 100% - 0 Heated Area: 2160 HX Base Yr 1984



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

12507 SUNOWA SPRINGS TR, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		231,988
TOTAL MARKET OB/XF VALUE		15,585
TOTAL LAND VALUE - MARKET		80,850
TOTAL MARKET VALUE		328,423
SOH/AGL Deduction		163,449
ASSESSED VALUE		164,974
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,252
TOTAL JUST VALUE		328,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0357/0769	4/01/1982	WD	Q	V		9,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W36 UOP=[YR=1993] W10 S40 E46 N10 W36 N30 $ S30 E36 N30$ S24 E20 N24 $ PTR=E15
FUS=[YR=1993] E30 S36 W30 N36$ 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	0510	GARAGE WD-	0	100	0	0	1,600.00	SF	35.00	35.00	100	1988	1988	3	20	11,200	
2	0812	CONCRETE C	0	100	0	0	1,218.00	SF	4.00	4.00	100	2010	2010	3	90	4,385	

LAND DESCRIPTION

TOTAL OB/XF 15,585

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 05/12/2019 BY KBA Total Acres: 2.31 Total Land Value: 80,850 Market: 0 Agricultural: 0 Common: 80,850 PRINTED 07/30/2025 BY SYS