LOT 44
SUNOWA SPRINGS UNIT 1
PB 4/75 & 76

POWELL BREAN M/THOMPSON TRENTON C
12537 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0044-0000

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	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

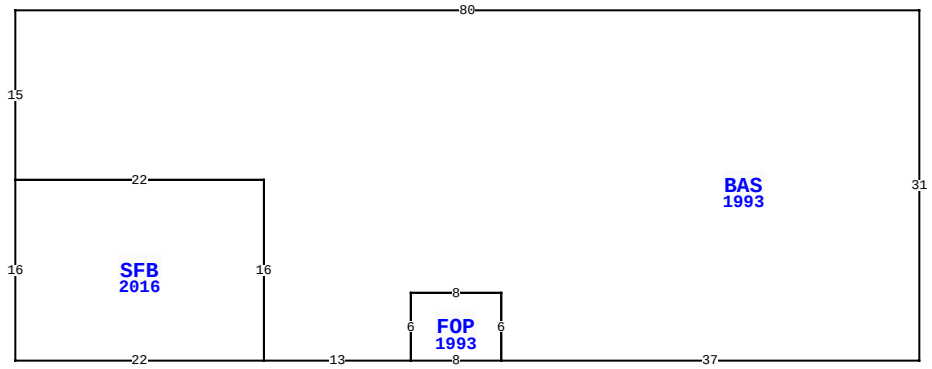
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	1993	2,080	173,937
FOP	48	30	1993	14	1,171
SFB	352	80	2016	282	23,582
TOTALS	2,480			2,376	198,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,376	112.7000	112.70	267,775	1983	1988	0	0	0	25.80	74.20

1 SINGLE FAM – 100% - 2022 Heated Area: 2362 HX Base Yr 2022



12537 SUNOWA SPRINGS TR, BRYCEVILLE

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
2	0300	BOAT DCK W	0	100	0	0	380.00	SF	40.00	40.00	100	1990	1990	3	20	3,040	
3	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1996	1996	3	23	3,864	
4	0681	POLE SHED	0	100	26	24	624.00	SF	15.00	15.00	100	1995	1995	3	20	1,872	
5	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2000	2000	3	77	2,002	
6	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2007	2007	3	44	1,901	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		198,689
TOTAL MARKET OB/XF VALUE		14,482
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		298,171
SOH/AGL Deduction		69,512
ASSESSED VALUE		228,659
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,937
TOTAL JUST VALUE		298,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000618	NEW ROOF	11,310	01/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2424/0138	1/08/2021	WD	Q	I	01	215,000
GRANTOR: KIMBALL HOLLY A & DUS						
GRANTEE: POWELL BREAN M & TR						
1341/0799	8/12/2005	WD	Q	I		196,000
GRANTOR: WHITE JERRY LEE & LOR						
GRANTEE: KIMBALL HOLLY A & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W80 S15 SFB=[YR=2016] S16 E22 N16 W22 $ E22 S16 E13 FOP=[YR=1993] E8 N6 W8 S6 $ N6 E8 S6 E37 N31 $.

LAND DESCRIPTION

TOTAL OB/XF 14,482

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	3.40	AC		1.00	1.00	1.00	25,000.00	25,000.00	85,000							

REVIEW DATE 05/11/2021 BY TWJH Total Acres: 3.40 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS