LOT 45
PT OR 1058/246
SUNOWA SPRINGS #1 PB 4/75 & 76

CORBITT MICHAEL K SR & KATHY A
12567 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

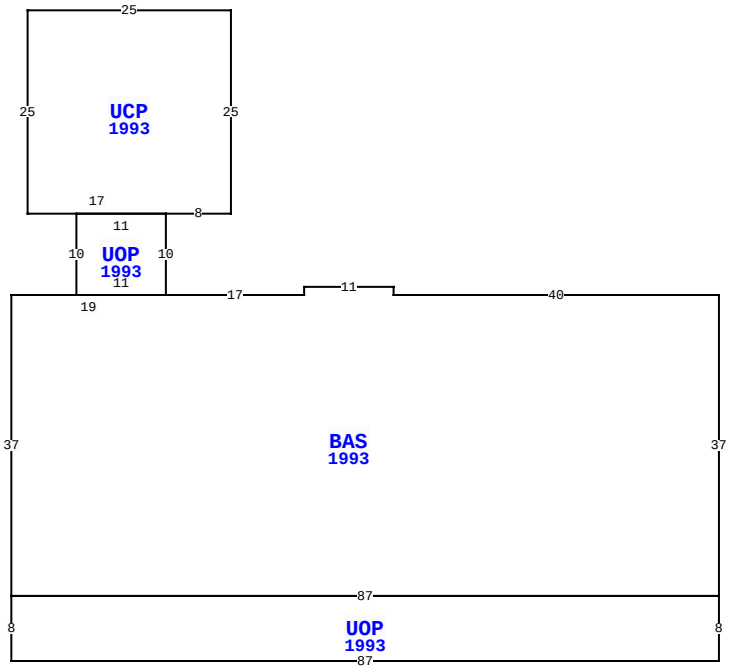
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	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	3,230	100	1993	3,230	278,503
UCP	625	20	1993	125	10,778
UOP	110	20	1993	22	1,897
UOP	696	20	1993	139	11,985
TOTALS	4,661			3,516	303,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,516	110.1870	110.19	387,428	1990	1995	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 2003 Heated Area: 3230 HX Base Yr 2003



12567 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		303,162
TOTAL MARKET OB/XF VALUE		63,331
TOTAL LAND VALUE - MARKET		110,250
TOTAL MARKET VALUE		476,743
SOH/AGL Deduction		197,321
ASSESSED VALUE		279,422
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,700
TOTAL JUST VALUE		476,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002044	ADDITION	31,000	02/15/2023
22014215	SWIM POOL	71,594	09/19/2022
22009601	REPAIR/RRF	22,000	06/22/2022
6396	NEW CONSTR	55,410	04/09/1990
4319	NEW CONSTR	103,581	08/21/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1058/0246	5/28/2002	WD	Q	I		265,000
GRANTOR: BEATY JOHN R & SHEILA						
GRANTEE: CORBITT MICHAEL SR						
0443/0319	1/01/1985	WD	Q	V		22,589
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 N1 W11 S1 W17 UOP=[YR=1993] N10
UCP=[YR=1993] E8 N25 W25 S25 E17$ W11 S10 E11$ W19 S37
UOP=[YR=1993] S8 E87 N8 W87$ E87 N37 $.

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	0811	CONCRETE B	0	100	25	25	625.00	SF	5.20	5.20	100	1988	1988	3	52	1,690	
2	0200	BARN WD 0-	0	100	48	40	1,920.00	SF	20.00	20.00	100	1988	1988	3	20	7,680	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
4	0866	POOL FIBER	0	100	0	0	366.00	SF	72.00	72.00	100	2024	2023		97	25,561	
5	0845	KOOL DECK	0	100	0	0	1,106.00	SF	7.25	7.25	100	2024	2023		100	8,019	
6	0910	SCRN RM L	0	100	0	0	1,242.00	SF	15.00	15.00	100	2024	2023		97	18,071	

LAND DESCRIPTION

TOTAL OB/XF 63,331

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	4.41	AC		1.00	1.00	1.00	25,000.00	25,000.00	110,250							

REVIEW DATE 01/18/2023 BY WWX Total Acres: 4.41 Total Land Value: 110,250 Market: 0 Agricultural: 0 Common: 110,250 PRINTED 07/30/2025 BY SYS