

WILLIAMS RENEE FINLEY
12687 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025



BUILDING CHARACTERISTICS

ELEMENTCD

05AVERAGE 100

03GABLE/HIP 100

11SLATE 100

05DRYWALL 100

13LVT/LAMNT 50

14CARPET 50

03CENTRAL 100

04AIR DUCTED 100

2 100
1 100

02WOOD FRAME 100

1. 1. 100
0 100

00NONE 100

0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8011.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS416100199341641,066

BAS864100201186485,291

TOTALS1,2801,280126,358

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01003225800.00SF2.602.60100199219923621,290

20812CONCRETE C010040301,200.00SF4.004.00100201120113914,368

30680POLE SHED01002218396.00SF10.0010.00100200020003271,069

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.001.64AC1.001.001.0040,000.0040,000.0065,600

REVIEW DATE05/12/2019BYKBA

Total Acres: 1.64Total Land Value: 65,600Market: 0Agricultural: 0Common: 65,600PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCTNORM % COND

0100011,280117.5200117.52150,4261989198900016.0084.00

1 SINGLE FAM - 100% - 0Heated Area: 1280HX Base Yr

BAS2011BAS1993

NASSAU COUNTY PROPERTY

PAGE 1 of 26

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE157,904

TOTAL MARKET OB/XF VALUE6,727

TOTAL LAND VALUE - MARKET65,600

TOTAL MARKET VALUE230,231

SOH/AGL Deduction108,639

ASSESSED VALUE121,592

TOTAL EXEMPTION VALUEHX HB WX55,722

BASE TAXABLE VALUE65,870

TOTAL JUST VALUE230,231

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE224,394

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2104/10183/02/2017QC U I I11100

GRANTOR: WILLIAMS DONALD W

GRANTEE: WILLIAMS DONALD W & 0527/09719/29/1987WD Q Q V8,800

GRANTOR: FAIRCLOTH MICHAEL &

GRANTEE: WILLIAMS DONALD W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 BAS=[YR=2011] W27 S32 E27 N32 \$ S32 E13 N32 \$.

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02-1S-24-1990-0050-0000

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