LOT 57
IN OR 640/924
SUNOWA SPRINGS #1 PBK 4/75

HAWKINS THOMAS S & RUTH E
12919 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0057-0000

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

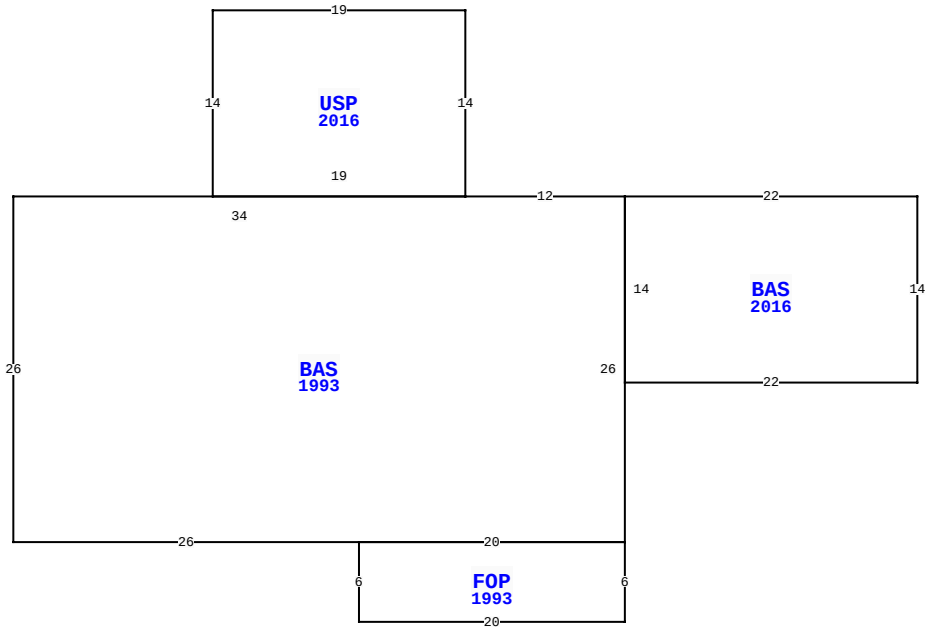
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1993	1,196	118,552
BAS	308	100	2016	308	30,530
FOP	120	30	1993	36	3,568
USP	266	30	2016	80	7,930
TOTALS	1,890			1,620	160,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,620	115.2600	115.26	186,721	1991	1996	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 0 Heated Area: 1504 HX Base Yr 1992



12919 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		160,580
TOTAL MARKET OB/XF VALUE		15,313
TOTAL LAND VALUE - MARKET		83,200
TOTAL MARKET VALUE		259,093
SOH/AGL Deduction		131,211
ASSESSED VALUE		127,882
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,160
TOTAL JUST VALUE		259,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7349	NEW CONSTR	63,350	06/25/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0640/0924	11/07/1991	WD	Q	I		67,000
GRANTOR: GERALD BARKSDALE						
GRANTEE: HAWKINS THOMAS & R						
0633/0668	8/09/1991	WD	Q	V		15,000
GRANTOR: WING TIM H						
GRANTEE: GERALD BARKSDALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W22 BAS=[YR=1993] W12 USP=[YR=2016] N14 W19 S14 E19$ W34 S26 E26 FOP=[YR=1993] S6 E20 N6 W20$ E20 N26$ S14 E22 N14$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360	
2	0510	GARAGE WD-	0	100	24	22	528.00	SF	35.00	35.00	100	2010	2010	3	56	10,349	
3	0350	CARPORT WD	0	100	24	21	504.00	SF	13.00	13.00	100	2013	2013	3	55	3,604	

LAND DESCRIPTION

TOTAL OB/XF 15,313

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	2.08	AC		1.00	1.00	1.00	40,000.00	40,000.00	83,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.08 Total Land Value: 83,200 Market: 0 Agricultural: 0 Common: 83,200 PRINTED 07/30/2025 BY SYS