LOT 59
SUNOWA SPRINGS #1 PBK 4/75

HORTON DANIEL & CHRISTINA
12965 SUNOWA SPRINGS TR
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0059-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

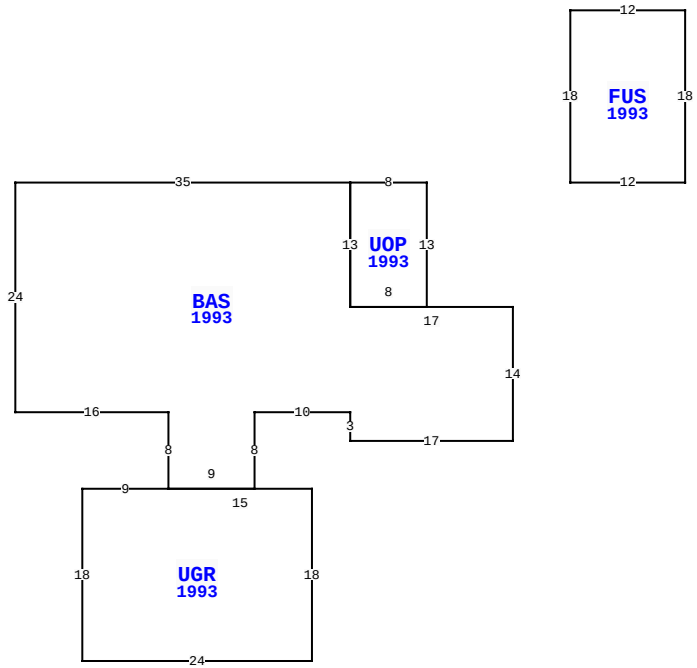
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1993	1,150	116,347
FUS	216	100	1993	216	21,853
UGR	432	45	1993	194	19,627
UOP	104	20	1993	21	2,124
TOTALS	1,902			1,581	159,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,581	117.3000	117.30	185,451	1981	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2025 Heated Area: 1366 HX Base Yr 2025



12965 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		159,951
TOTAL MARKET OB/XF VALUE		5,833
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		245,784
SOH/AGL Deduction		0
ASSESSED VALUE		245,784
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,062
TOTAL JUST VALUE		245,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010993	REPAIR/RRF	10,000	11/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2677/744	10/26/2023	WD	U	I	37	125,000
GRANTOR: ZANDER IRREVOCABLE TR						
GRANTEE: HORTON DANIEL & CHR						
2661/684	8/01/2023	QC	U	I	11	100
GRANTOR: ZANDER SYLVIA G						
GRANTEE: ZANDER IRREVOCABLE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W8 BAS=[YR=1993] W35 S24 E16 S8 UGR=[YR=1993] W9 S18 E24 N18 W15 $ E9 N8 E10 S3 E17 N14 W17 N13 $ S13 E8 N13 $ PTR=E15 FUS=[YR=1993] E12 N18 W12 S18$ 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	0810	CONCRETE A	0	100	22	17	374.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,203	
2	0810	CONCRETE A	0	100	27	10	270.00	SF	6.50	6.50	100	1987	1987	3	49.5	869	
3	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	100	2000	2000	3	77	1,752	
4	0351	CARPORT MT	0	100	36	18	648.00	SF	10.00	10.00	100	2008	2008	3	31	2,009	

LAND DESCRIPTION

TOTAL OB/XF 5,833

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	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 03/05/2021 BY TWX Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS