

LOT 60
IN OR 839/1904
SUNOWA SPRINGS #1 PBK 4/75

MORRIS ROBERT C & MELINDA J
12977 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0060-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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		

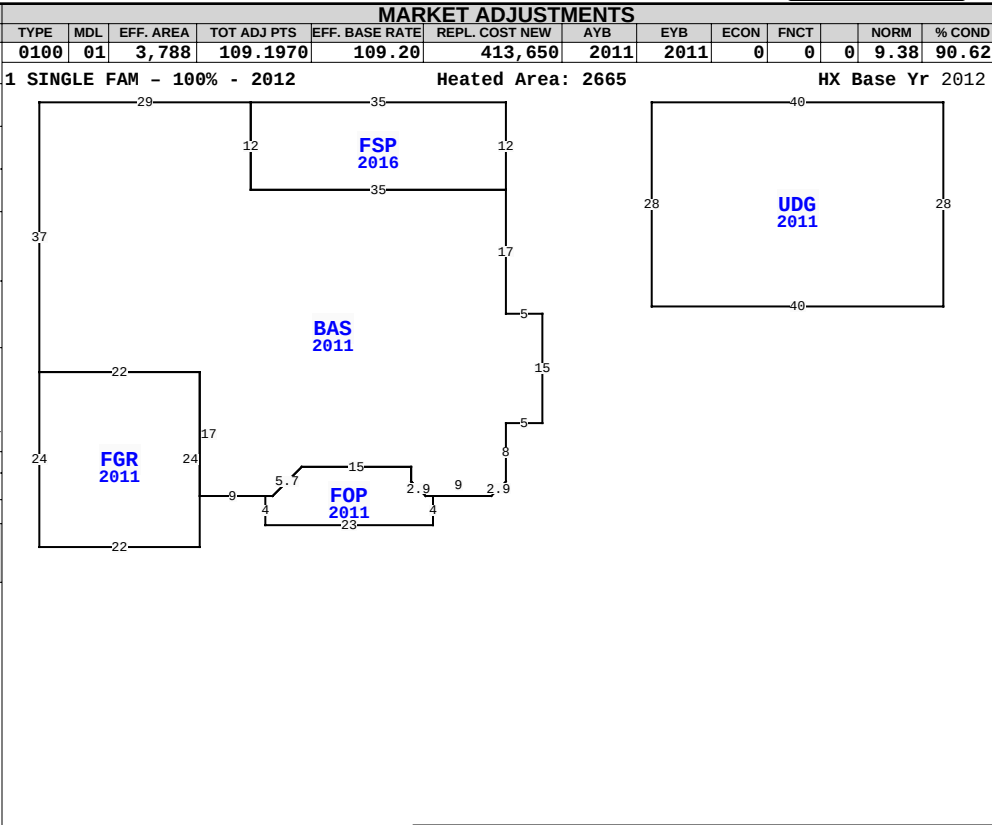
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,665	100	2011	2,665	263,721
FGR	528	55	2011	290	28,698
FOP	162	30	2011	49	4,849
FSP	420	40	2016	168	16,625
UDG	1,120	55	2011	616	60,957

TOTALS	4,895			3,788	374,850
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	24	21	504.00	SF	5.20
2	0812	CONCRETE C	0	100	0	0	2,242.00	SF	4.00
3	0855	CONC PAVER	0	100	0	0	420.00	SF	7.00
4	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	2.10

REVIEW DATE 12/19/2023 BY WW



12977 SUNOWA SPRINGS TR, BRYCEVILLE	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	24	21	504.00	SF	5.20	5.20	100	2011	2011	3	91	2,385	
2	0812	CONCRETE C	0	100	0	0	2,242.00	SF	4.00	4.00	100	2015	2015	3	95	8,520	
3	0855	CONC PAVER	0	100	0	0	420.00	SF	7.00	7.00	100	2015	2015	3	95	2,793	
4	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2024	2023		97	5,238	

TOTAL OB/XF										18,936							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	OR	0.00	0.00	2.10	AC		1.00	1.00	1.00	40,000.00	40,000.00	84,000

Total Acres: 2.10 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000

NASSAU COUNTY PROPERTY										PAGE 1 of 2		6
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 6										Tax Dist:		
BUILDING MARKET VALUE										390,803		
TOTAL MARKET OB/XF VALUE										18,936		
TOTAL LAND VALUE - MARKET										84,000		
TOTAL MARKET VALUE										493,739		
SOH/AGL Deduction										314,878		
ASSESSED VALUE										178,861		
TOTAL EXEMPTION VALUE										50,722		
BASE TAXABLE VALUE										128,139		
TOTAL JUST VALUE										493,739		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										477,197		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011765	MTL CARPORT	20,941	09/14/2023
230007432	24X30 GARAGE	47,865	06/09/2023
B24080	CO ISSUED	0	12/16/2011
B25286	ADDITION	1,500	11/01/2011
M16040	H/AC	0	03/01/2011
E23097	NEW CONSTR	0	12/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0839/1904	7/06/1998	WD	Q	V		23,500	
GRANTOR: WILLIAMS BENJAMIN W							
GRANTEE: MORRIS ROBERT & MEL							
0472/0720	11/01/1985	WD	Q	V		11,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2016] W35 BAS=[YR=2011] W29 S37 FGR=[YR=2011] S24 E22 N24 W22\$ E22 S17 E9 FOP=[YR=2011] S4 E23 N4 W1 U2 L2 N2 W15 D4 L4 W1\$ E1 U4 R4 E15 S2 D2 R2 E9 U2 R2 N8 E5 N15 W5 N17 W35 N12\$ S12 E35 N12\$ PTR=E20 UDG=[YR=2011] E40 S28 W40 N28\$ W20\$.									

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