

LOT 63
IN OR 2165/324
SUNOWA SPRINGS #1 PBK 4/75

JAMES CHERYL R & CLIFFORD A/JAMES LAWRENCE R
11356 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0063-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD ON PLY 60
Exterior Wall	20 FACE BRICK 40
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floo	13 LVT/LAMNT 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
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	1,188	100	1993	1,188	101,612
BAS	1,035	100	2018	1,035	88,526
FGR	520	55	1993	286	24,463
FGR	374	55	2018	206	17,620
FOP	96	30	1993	29	2,480
FOP	312	30	2018	94	8,040

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50
3	1242	WD DECK A	0	100	24	14	336.00	SF	10.00
4	0812	CONCRETE C	0	100	0	0	2,633.00	SF	4.00
5	0810	CONCRETE A	0	100	39	10	390.00	SF	6.50

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	1.82

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,838	107.2512	107.25	304,376	1979	1997	0	0	20.25	79.75

1 SINGLE FAM - 100% - 2018

TOTAL OB/XF 11,032													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	1980	1980
2	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	1980	1980
3	1242	WD DECK A	0	100	24	14	336.00	SF	10.00	10.00	100	1994	1994
4	0812	CONCRETE C	0	100	0	0	2,633.00	SF	4.00	4.00	100	1994	1994
5	0810	CONCRETE A	0	100	39	10	390.00	SF	6.50	6.50	100	2017	2017

TOTAL OB/XF 11,032													
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
1	000100	C	RES	100	0006	OR	0.00	0.00	1.82	AC		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		251,691	
TOTAL MARKET OB/XF VALUE		11,032	
TOTAL LAND VALUE - MARKET		72,800	
TOTAL MARKET VALUE		335,523	
SOH/AGL Deduction		142,664	
ASSESSED VALUE		192,859	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		142,137	
TOTAL JUST VALUE		335,523	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,393	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702321	ADDITION	151,148	04/12/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2165/0324	11/27/2017	WD U	I	I	11	100	
GRANTOR: JAMES CHERYL R & CLIF							
GRANTEE: JAMES CHERYL R & CL							
2103/0297	1/04/2017	QC U	I	I	11	17,200	
GRANTOR: JAMES CHERYL R & CLIF							
GRANTEE: JAMES CHERYL R & CL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W20 BAS=[YR=1993] W10 BAS=[YR=2018] N38 FGR=[YR=2018] R7 U12 U14 L23 L7 D12 FOP=[YR=2018] W8 S39 E8 N39\$ D14 R23 \$ L23 U14 S52 E23\$ W31 S28 E15 FOP=[YR=1993] S4 E24 N4 W24\$ E31 N8 W5 N20 \$ S20 E5 S8 E15 N28 \$.									

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