LOTS 79 & 80
IN OR 2006/1094
EX S-2

NELSON LYLE B & SHARON G/FULLER LEIGH & ELWIN III
11624 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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
BUD4 Adjustme	03	. 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

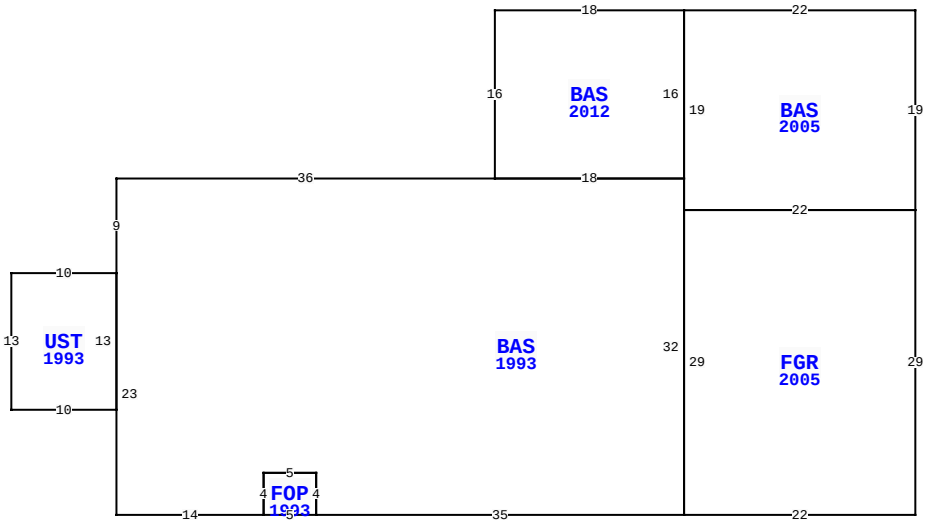
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1993	1,708	142,157
BAS	418	100	2005	418	34,790
BAS	288	100	2012	288	23,970
FGR	638	55	2005	351	29,214
FOP	20	30	1993	6	499
UST	130	45	1993	58	4,827
TOTALS	3,202			2,829	235,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,829	76.8960	101.50	287,144	1980	2000	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 0 Heated Area: 2414 HX Base Yr



11624 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		235,458
TOTAL MARKET OB/XF VALUE		26,558
TOTAL LAND VALUE - MARKET		90,500
TOTAL MARKET VALUE		352,516
SOH/AGL Deduction		14,326
ASSESSED VALUE		338,190
TOTAL EXEMPTION VALUE	13	338,190
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		352,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16226	ADDITION	11,000	10/01/2005
WE00418	OTHER	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2006/1094	9/30/2015	WD	Q	I	01	240,000
GRANTOR: ROMERO FELIX R						
GRANTEE: FULLER LEIGH & ELWI						
1835/0859	12/21/2012	WD	Q	I	01	116,000
GRANTOR: NUECES MANUEL DE LAS						
GRANTEE: ROMERO FELIX R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 BAS=[YR=2012] W18 S16 BAS=[YR=1993] W36 S9 UST=[YR=1993] W10 S13 E10 N13 $ S23 E14 FOP=[YR=1993] E5 N4 W5 S4$ N4 E5 S4 E35N32 W18 $ E18 N16 $ S19 FGR=[YR=2005] S29 E22 N29 W22 $ E22 N19 $.

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	0200	BARN WD 0-	0	100	24	33	792.00	SF	25.00	25.00	100	1992	1992	3	20	3,960	
2	0861	POOL GUNIT	0	100	26	20	560.00	SF	85.00	85.00	100	1985	1985	3	20	9,520	
3	0845	KOOL DECK	0	100	0	0	724.00	SF	7.25	7.25	100	1985	1985	3	44	2,310	
4	0812	CONCRETE C	0	100	0	0	2,049.00	SF	4.00	4.00	100	1987	1987	3	49.5	4,057	
5	0911	SCRN RM A	0	100	44	29	1,276.00	SF	17.50	17.50	100	2005	2005	3	22	4,913	
6	0812	CONCRETE C	0	100	0	0	535.00	SF	4.00	4.00	100	2005	2005	3	84	1,798	

LAND DESCRIPTION

TOTAL OB/XF 26,558

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	3.62	AC		1.00	1.00	1.00	25,000.00	25,000.00	90,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.62 Total Land Value: 90,500 Market: 0 Agricultural: 0 Common: 90,500 PRINTED 07/30/2025 BY SYS