PT OF LOT 79 (S-3)
IN OR 2294/1004
SUNOWA SPRINGS #1 PB 4/75 & 76

VANCE BRITTANY & JOSEPH S JR
11580 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0079-0030

BUILDING CHARACTERISTICS

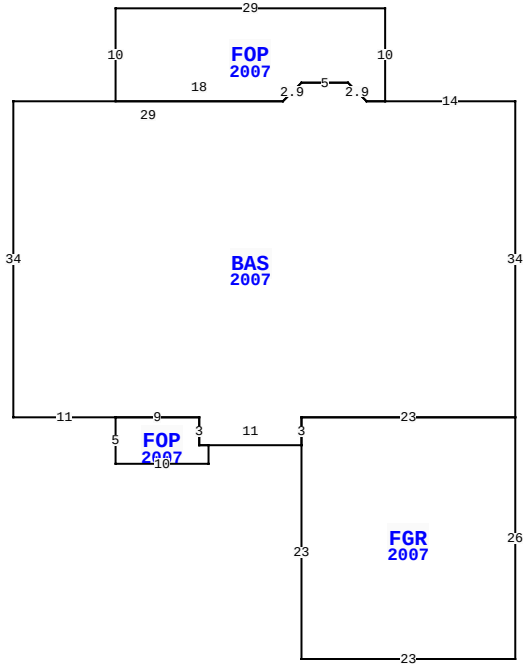
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,883	100	2007	1,883	215,896
FGR	598	55	2007	329	37,722
FOP	47	30	2007	14	1,605
FOP	276	30	2007	83	9,516
TOTALS	2,804			2,309	264,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,309	131.4082	131.41	303,426	2007	2007	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2020 Heated Area: 1883 HX Base Yr 2020



11580 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE	07/31/2007 JH	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	264,739
TOTAL MARKET OB/XF VALUE	20,292
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	325,031
SOH/AGL Deduction	95,171
ASSESSED VALUE	229,860
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	179,138
TOTAL JUST VALUE	325,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12453	TANKS/BLRS	0	02/01/2007
M10084	TANKS/BLRS	0	08/01/2005
E0515171	ELEC OTHER	0	06/01/2005
P0509631	OTHER	0	06/01/2005
C15284	CO ISSUED	0	05/01/2005
R0507668	REPAIR/RRF	2,500	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/1004	7/24/2019	WD	Q	I	01	240,000
GRANTOR: SIMS HOWARD						
GRANTEE: VANCE BRITTANY & JO						
1882/0482	9/27/2013	SW	Q	I	02	140,000
GRANTOR: HANCOCK BANK						
GRANTEE: SIMS HOWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14FOP=[YR=2007] N10W29S10 E18 R2 U2 E5 R2 D2 E2$W2 U2 L2 W5 D2 L2 W29S34E11FOP=[YR=2007] S5E10N2 W1N3W9$E9S3E11FGR=[YR=2007] S23E23 N26W23S3$N3E23N34$.

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	0812	CONCRETE C	0	100	0	0	2,304.00	SF	4.00	4.00	100	2007	2007	3	87	8,018	
2	0680	POLE SHED	0	100	34	38	1,292.00	SF	10.00	10.00	100	2024	2022		95	12,274	

LAND DESCRIPTION

TOTAL OB/XF 20,292

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	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 12/19/2023 BY WWX Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS