LOT 81
SUNOWA SPRINGS #1 PB 4/75 & 76

EVANS JANICE M & EUGENE H
12972 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0081-0000

BUILDING CHARACTERISTICS

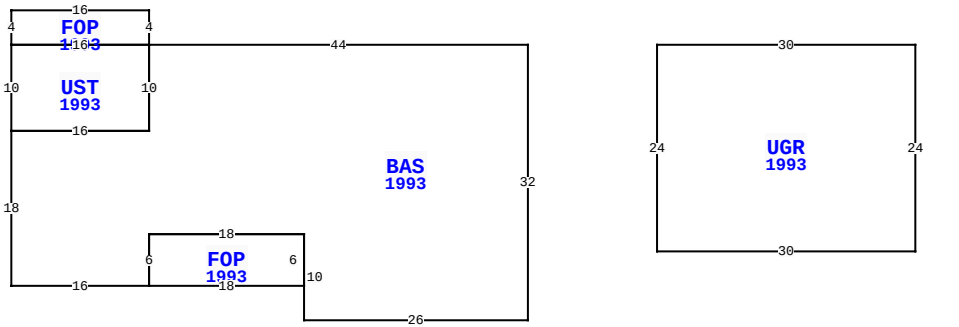
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,516	100	1993	1,516	123,594
FOP	64	30	1993	19	1,549
FOP	108	30	1993	32	2,609
UGR	720	45	1993	324	26,415
UST	160	45	1993	72	5,870
TOTALS	2,568			1,963	160,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,963	100.6460	100.65	197,576	1986	1986	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 0 Heated Area: 1516 HX Base Yr 1987



12972 SUNOWA SPRINGS TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	160,037
TOTAL MARKET OB/XF VALUE	10,941
TOTAL LAND VALUE - MARKET	89,250
TOTAL MARKET VALUE	260,228
SOH/AGL Deduction	125,362
ASSESSED VALUE	134,866
TOTAL EXEMPTION VALUE	HX HB SL WX 134,866
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	260,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5508	GARAGE	12,240	02/13/1989
3425	NEW CONSTR	42,500	06/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/1661	7/28/2021	QC	U	I	11	100
GRANTOR: EVANS JANICE M						
GRANTEE: EVANS JANICE M & EU						
0738/1083	9/06/1995	QC	Q	I	01	100
GRANTOR: HOLMES RANDALL F						
GRANTEE: EVANS WM L & JANICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 FOP=[YR=1993] N4 W16 S4 UST=[YR=1993] S10 E16 N10 W16 $ E16 $ S10 W16 S18 E16 FOP=[YR=1993] E18 N6 W18 S6 $ N6 E18 S10 E26 N32 $ PTR= E15 UGR=[YR=1993] E30 S24 W30 N24 $ 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	0200	BARN WD 0-	0	100	30	40	1,200.00	SF	20.00	20.00	100	1987	1987	3	20	4,800	
2	0811	CONCRETE B	0	100	0	0	756.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,143	
3	0940	SHEDS/PORT	0	100	7	10	70.00	SF	21.30	21.30	100	1986	1986	3	20	298	
4	0681	POLE SHED	0	100	0	0	300.00	SF	15.00	15.00	100	1991	1991	3	20	900	
5	0510	GARAGE WD-	0	100	0	0	400.00	SF	35.00	35.00	100	1991	1991	3	20	2,800	

LAND DESCRIPTION

TOTAL OB/XF 10,941

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	2.55	AC		1.00	1.00	1.00	35,000.00	35,000.00	89,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.55 Total Land Value: 89,250 Market: 0 Agricultural: 0 Common: 89,250 PRINTED 07/30/2025 BY SYS