LOT 100
OR 307/614 & 330/104
SUNOWA SPRINGS UNIT 1

FRANCISCO JOHN H
12250 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0100-0000

BUILDING CHARACTERISTICS

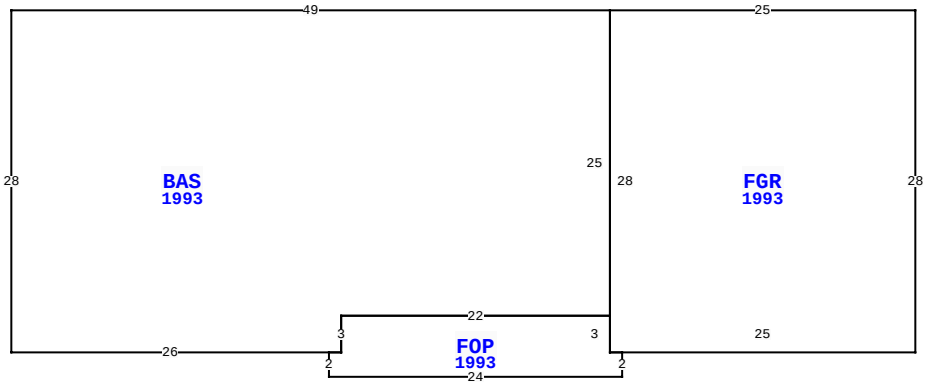
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,306	100	1993	1,306	117,798
FGR	700	55	1993	385	34,726
FOP	114	30	1993	34	3,067
TOTALS	2,120			1,725	155,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,725	109.0000	109.00	188,025	1984	1984	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 0 Heated Area: 1306 HX Base Yr 1985



12250 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		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		155,591
TOTAL MARKET OB/XF VALUE		7,614
TOTAL LAND VALUE - MARKET		76,000
TOTAL MARKET VALUE		239,205
SOH/AGL Deduction		121,305
ASSESSED VALUE		117,900
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		62,178
TOTAL JUST VALUE		239,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974395	XFOB	4,760	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0330/0104	2/01/1981	QC	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W25 BAS=[YR=1993] W49 S28 E26 FOP=[YR=1993] S2 E24 N2 W1 N3 W22 S3 W1$ E1 N3 E22 N25$ S28 E25 N28$.

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	0810	CONCRETE A	0	100	15	22	330.00	SF	6.50	6.50	100	1996	1996	3	70	1,502	
2	0810	CONCRETE A	0	100	9	13	117.00	SF	6.50	6.50	100	1997	1997	3	72	548	
3	0810	CONCRETE A	0	100	9	37	333.00	SF	6.50	6.50	100	1998	1998	3	73	1,580	
4	0300	BOAT DCK W	0	100	0	0	204.00	SF	40.00	40.00	100	1995	1995	3	20	1,632	
5	0510	GARAGE WD-	0	100	14	20	280.00	SF	35.00	35.00	100	1997	1997	3	24	2,352	

LAND DESCRIPTION

TOTAL OB/XF 7,614

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	1.90	AC		1.00	1.00	1.00	40,000.00	40,000.00	76,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.90 Total Land Value: 76,000 Market: 0 Agricultural: 0 Common: 76,000 PRINTED 07/30/2025 BY SYS