

**BEYFUS AARON JOHN & TAMMY ANNETTE**  
12024 SUNOWA SPRINGS TRAIL  
BRYCEVILLE, FL 32009

**02-1S-24-1990-0107-0000**



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BRYCEVILLE, FL 32009

# 2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall  
Roof Structur

05  
03

AVERAGE 100  
GABLE/HIP 100

Roof Cover  
Interior Wall

03  
07

COMP SHNGL 100  
NONE 100

Interior Floo  
Air Condition

03  
01

CONC FINSH 100  
NONE 100

Heating Type  
Bedrooms

01  
0

NONE 100  
100

Bathrooms  
Frame  
Stories

02  
0

WOOD FRAME 100  
100

Units  
Occupancy

0  
00

100  
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

1,200

100

2005

1,200

16,943

TOTALS

1,200

1,200

16,943

EXTRA FEATURES

L N

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDTOTALS

6500011,20053.000019.6123,5322005200500028.0072.00

2 GARAGE RES - 0% - 2024Heated Area: 1200HX Base Yr

BAS2005

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

06/12/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE386,710

TOTAL MARKET OB/XF VALUE18,092

TOTAL LAND VALUE - MARKET97,380

TOTAL MARKET VALUE502,182

SOH/AGL Deduction0

ASSESSED VALUE502,182

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE502,182

TOTAL JUST VALUE502,182

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE484,276

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2662/9148/21/2023WDQ1I01620,000

GRANTOR: KIMBALL KATHERINE A &

GRANTEE: BEYFUS AARON JOHN &

1099/164112/10/2002WDUI07100

GRANTOR: BENNETT TAMMY & PATRI

GRANTEE: KIMBALL KATHERINE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 S30 E40 N30\$ .

REVIEW DATE03/15/2024BYWWA

Total Acres: 5.41Total Land Value: 97,380Market: 0Agricultural: 0Common: 97,380PRINTED 07/30/2025 BY SYS