

LOT 109
SUNOWA SPRINGS #1 PB 4/75 & 76
ESMT IN OR 2528-324

PAULSON AMIE
11976 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0109-0000



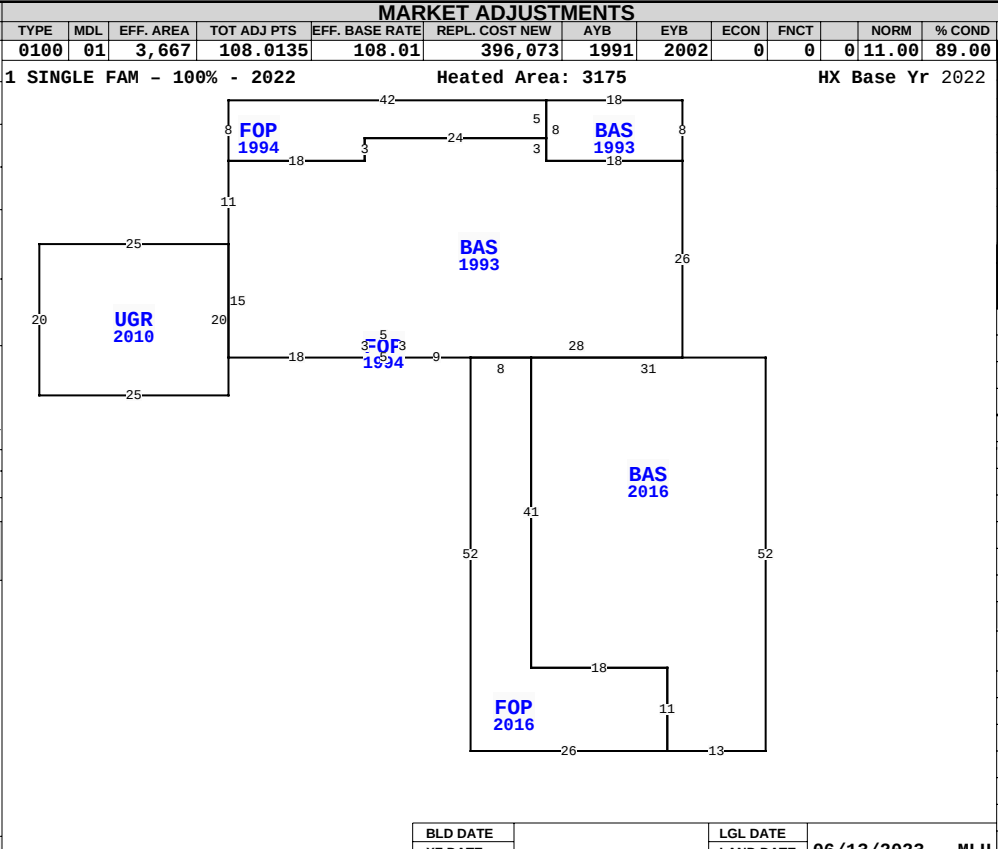
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	144	100	1993	144	13,842
BAS	1,617	100	1993	1,617	155,440
BAS	1,414	100	2016	1,414	135,926
FOP	15	30	1994	4	384
FOP	264	30	1994	79	7,594
FOP	614	30	2016	184	17,688
UGR	500	45	2010	225	21,629
TOTALS	4,568			3,667	352,505

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10
3	0811	CONCRETE B	0	100	0	0	816.00	SF	5.20
4	0810	CONCRETE A	0	100	12	8	96.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	2.85



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10
3	0811	CONCRETE B	0	100	0	0	816.00	SF	5.20
4	0810	CONCRETE A	0	100	12	8	96.00	SF	6.50

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	000100	C	RES	100	0006	OR	0.00	0.00	2.85

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		352,505	
TOTAL MARKET OB/XF VALUE		6,607	
TOTAL LAND VALUE - MARKET		99,750	
TOTAL MARKET VALUE		458,862	
SOH/AGL Deduction		91,332	
ASSESSED VALUE		367,530	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		316,808	
TOTAL JUST VALUE		458,862	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		443,239	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531193	ADDITION	173,707	09/30/2015
6191	NEW CONSTR	42,000	01/02/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2279/1240	2/15/2019	QC	U	I	11
GRANTOR: PAULSON NICHOLAS RYAN					
GRANTEE: PAULSON AMIE					
2259/0374	2/15/2019	QC	U	I	11
GRANTOR: PAULSON NICHOLAS & AM					
GRANTEE: PAULSON AMIE					

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=1993] W18 FOP=[YR=1994] W42 S8 BAS=[YR=1993] S11

UGR=[YR=2010] W25 S20 E25 N20\$ S15 E18 FOP=[YR=1994] E5 N3 W5

S3\$ N3 E5 S3 E9 FOP=[YR=2016] S52 E26 BAS=[YR=2016] E13 N52

W31 S41 E18 S11\$ N11 W18 N41 W8\$ E28 N26 W18 N3W24 S3 W18\$

E18 N3 E24 N5\$ S8 E18 N8\$.