LOT 110
IN OR 880/1985
SUNOWA SPRINGS UNIT 1

HANCOCK GARY & WHITNEY
11934 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0110-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

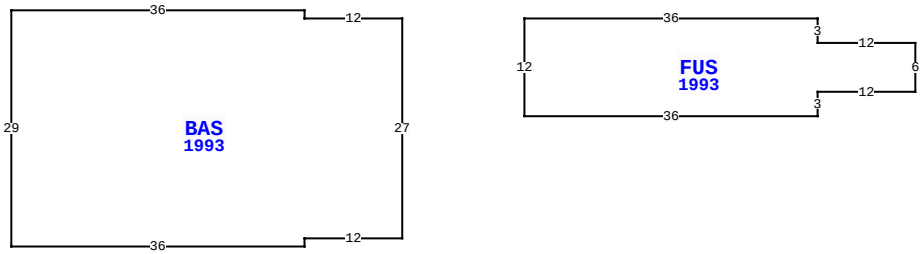
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1993	1,368	110,743
FUS	504	100	1993	504	40,800
TOTALS	1,872			1,872	151,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,872	98.0980	98.10	183,643	1983	1988	0	0	0	17.48	82.52

1 SINGLE FAM – 100% - 2000 Heated Area: 1872 HX Base Yr 2000



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

11934 SUNOWA SPRINGS TR, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		151,542
TOTAL MARKET OB/XF VALUE		4,246
TOTAL LAND VALUE - MARKET		70,400
TOTAL MARKET VALUE		226,188
SOH/AGL Deduction		113,451
ASSESSED VALUE		112,737
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,015
TOTAL JUST VALUE		226,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010558	REPAIR/RRF	8,350	10/18/2018
3198	N/A	8,450	02/20/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0880/1985	4/29/1999	WD	Q	I		97,500
GRANTOR: HARPER ROY G & SHIRLE						
GRANTEE: HANCOCK GARY & WHIT						
0353/0068	2/01/1982	WD	Q	V		10,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N1 W36 S29 E36 N1 E12 N27$ PTR=E15
FUS=[YR=1993] E36 S3 E12 S6 W12 S3 W36 N12$ 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	0812	CONCRETE C	0	100	0	0	1,454.00	SF	4.00	4.00	100	1998	1998	3	73	4,246	

LAND DESCRIPTION

TOTAL OB/XF 4,246

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	1.76	AC		1.00	1.00	1.00	40,000.00	40,000.00	70,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.76 Total Land Value: 70,400 Market: 0 Agricultural: 0 Common: 70,400 PRINTED 07/30/2025 BY SYS