LOTS 112 & 113
SUNOWA SPRINGS 1 PB 4/75 & 76

HIGHSMITH HEATHER L
11736 SUNOWA SPRINGS TR
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

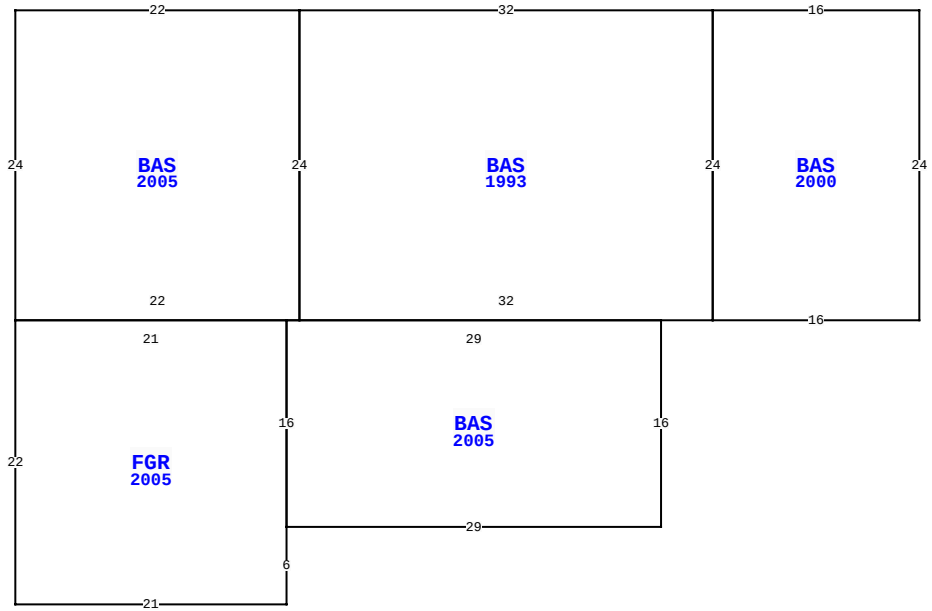
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	768	100	1993	768	67,750
BAS	384	100	2000	384	33,876
BAS	464	100	2005	464	40,933
BAS	528	100	2005	528	46,578
FGR	462	55	2005	254	22,407
TOTALS	2,606			2,398	211,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,398	102.2826	102.28	245,267	1985	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2018 Heated Area: 2144 HX Base Yr 2018



11736 SUNOWA SPRINGS TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		211,543
TOTAL MARKET OB/XF VALUE		3,122
TOTAL LAND VALUE - MARKET		87,750
TOTAL MARKET VALUE		302,415
SOH/AGL Deduction		114,498
ASSESSED VALUE		187,917
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,195
TOTAL JUST VALUE		302,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22843	XFOB	4,830	09/01/2009
E0515223	ELEC OTHER	1,500	06/01/2005
M0509941	H/AC	0	06/01/2005
7743	CHNGE SRVC	200	10/08/1991
7306	ADDITION	12,240	06/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/1733	12/09/2024	QC	U	I	11	100
GRANTOR: DRURY HEATHER LAURA						
GRANTEE: HIGHSMITH HEATHER L						
2739/252	8/11/2023	QC	U	I	11	100
GRANTOR: DRURY JIMMY IRVIN						
GRANTEE: DRURY HEATHER LAURA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 BAS=[YR=1993] W32 BAS=[YR=2005] W22 S24 FGR=[YR=2005] S22 E21 N6 BAS=[YR=2005] E29 N16 W29 S16 $ N16 W21$ E22 N24$ S24 E32 N24$ S24 E16 N24$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1984	1984	3	20	579	
2	0810	CONCRETE A	0	100	12	3	93.00	SF	6.50	6.50	100	1993	1993	3	64	387	
3	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1995	1995	3	20	1,200	
4	0911	SCRN RM A	0	100	13	12	156.00	SF	17.50	17.50	100	2009	2009	3	35	956	

LAND DESCRIPTION

TOTAL OB/XF 3,122

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		OR	0.00	0.00	3.51	AC		1.00	1.00	1.00	25,000.00	25,000.00	87,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.51 Total Land Value: 87,750 Market: 0 Agricultural: 0 Common: 87,750 PRINTED 07/30/2025 BY SYS