LOTS 114 & 115
IN OR 527/1214 & OR 530/784
SUNOWA SPRINGS #1 PB 4/75 & 76

MORTON PHILIP N
11704 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0114-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

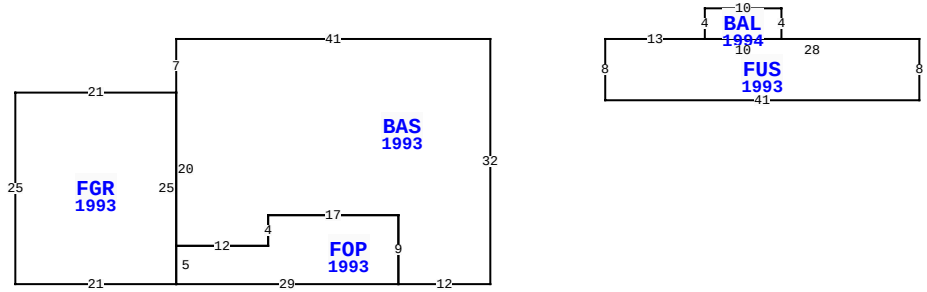
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
BAL	40	15	1994	6	543
BAS	1,099	100	1993	1,099	99,405
FGR	525	55	1993	289	26,140
FOP	213	30	1993	64	5,789
FUS	328	100	1993	328	29,668
TOTALS	2,205			1,786	161,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,786	108.0000	108.00	192,888	1988	1988	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 0 Heated Area: 1427 HX Base Yr 1989



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

11704 SUNOWA SPRINGS TR, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		161,544
TOTAL MARKET OB/XF VALUE		10,786
TOTAL LAND VALUE - MARKET		87,250
TOTAL MARKET VALUE		259,580
SOH/AGL Deduction		129,720
ASSESSED VALUE		129,860
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,138
TOTAL JUST VALUE		259,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2715	H/AC	3,800	09/08/1988
5267	NEW CONSTR	3,500	08/01/1988
3122	NEW CONSTR	2,800	07/11/1988
4984	NEW CONSTR	62,985	06/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0530/0784	11/06/1987	WD	Q	V		13,000
GRANTOR: KRIETE FREDERICK JR						
GRANTEE: MORTON PHILIP N						
0527/1214	10/02/1987	WD	Q	V		13,500
GRANTOR: STEFFEMS SCOTT & L E						
GRANTEE: MORTON PHILIP N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S7 FGR=[YR=1993] W21 S25 E21 FOP=[YR=1993] E29 N9 W17 S4 W12 S5 $ N25 $ S20 E12 N4 E17 S9 E12 N32 $ PTR= E15 FUS=[YR=1993] E13 BAL=[YR=1994] N4 E10 S4 W10 $ E28 S8 W41 N8 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
3	0812	CONCRETE C	0	100	0	0	3,099.00	SF	4.00	4.00	100	1988	1988	3	52	6,446	

LAND DESCRIPTION

TOTAL OB/XF 10,786

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	3.49	AC		1.00	1.00	1.00	25,000.00	25,000.00	87,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.49 Total Land Value: 87,250 Market: 0 Agricultural: 0 Common: 87,250 PRINTED 07/30/2025 BY SYS