LOT 20
SUNOWA SPRINGS UNIT 1
PB 4/75 & 76

SLOAN SUSAN G
11843 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2026

02-1S-24-1990-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	20	FACE BRICK 40
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

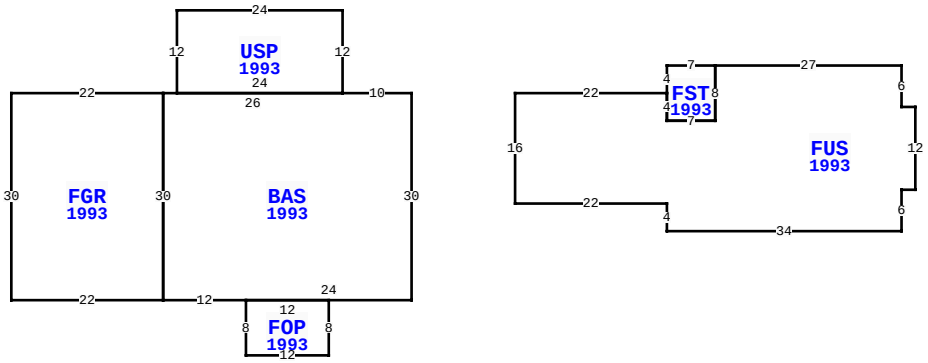
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	105,440
FGR	660	55	1993	363	35,440
FOP	96	30	1993	29	2,831
FST	56	55	1993	31	3,026
FUS	1,136	100	1993	1,136	110,907
USP	288	30	1993	86	8,396
TOTALS	3,316			2,725	266,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,725	94.0032	130.66	356,048	1981	1981	0	0	0	25.28	74.72

1 SNGL FAM 100% - 2023 Heated Area: 2216 HX Base Yr 2023



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/05/2026 MLU
AG DATE	

11843 SUNOWA SPRINGS TR, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		266,039
TOTAL MARKET OB/XF VALUE		5,242
TOTAL LAND VALUE - MARKET		194,400
TOTAL MARKET VALUE		465,681
SOH/AGL Deduction		115,410
ASSESSED VALUE		350,271
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		298,860
TOTAL JUST VALUE		465,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6658	REMODEL	0	08/09/1990
2612	H/AC	1,500	06/29/1988
4975	REMODEL	9,000	06/20/1988
5160	REMODEL	1,000	06/20/1988
3093	REMODEL	0	06/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/0351	9/09/2022	QC	U	I	11	100
GRANTOR: BENNETT KEITH R & ERI						
GRANTEE: SLOAN SUSAN G						
2591/0344	9/09/2022	WD	U	I	37	200,000
GRANTOR: BENNETT KEITH SUCCESS						
GRANTEE: SLOAN SUSAN G						

BUILDING NOTES

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
2	0510	GARAGE WD-	0	100	26	18	468.00	SF	35.00	35.00	100	2005	2005	3	32	5,242	

BUILDING DIMENSIONS

BAS=[YR=1993] W10 USP=[YR=1993] N12 W24 S12 E24$ W26 FGR=[YR=1993] W22 S30 E22 N30$ S30 E12 FOP=[YR=1993] S8 E12 N8 W12$ E24 N30$ PTR=E15 FUS=[YR=1993] E22 FST=[YR=1993] N4 E7 S8W7 N4$ S4 E7 N8 E27 S6 E2 S12 W2 S6 W34 N4 W22 N16$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 5,242

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	12.96	AC		1.00	1.00	1.00	15,000.00	15,000.00	194,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 12.96 Total Land Value: 194,400 Market: 0 Agricultural: 0 Common: 194,400 PRINTED 07/09/2026 BY SYS