LOT 21
SUNOWA SPRINGS UNIT 1
PB 4/75 & 76

KRAMER DEVIN B & BRITTNEY P
30518 TROPHY TRAIL
BRYCEVILLE, FL 32009

2026

02-1S-24-1990-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5901	HARDWOOD SI 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	10/27/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	401,700
TOTAL MARKET VALUE	62,275
SOH/AGL Deduction	0
ASSESSED VALUE	62,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,275
TOTAL JUST VALUE	401,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2583/1714	8/05/2022	WD	U	V	37	55,000
GRANTOR: MORRIS ROBERT C & MEL						
GRANTEE: KRAMER DEVIN B & BR						
2197/0261	5/17/2018	SW	U	V	37	95,000
GRANTOR: BARCO DUVAL ENG INC F						
GRANTEE: MORRIS ROBERT C & M						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005000	C	AGRICULTURAL	0	0006	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							
2	005901	A	HARDWOOD SI	0	0006	OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	200.00	200.00	3,600							
3	005401	A	TIMBER 1 P	0	0006	OR	0.00	0.00	8.90	AC		1.00	1.00	1.00	750.00	750.00	6,675							
4	009910	M	MARKET VALUE	0	0006	OR	0.00	0.00	26.90	AC		1.00	1.00	1.00	13,000.00	13,000.00	349,700							

REVIEW DATE 05/05/2026 BY MLU Total Acres: 30.90 Total Land Value: 62,275 Market: 349,700 Agricultural: 10,275 Common: 52,000 PRINTED 07/09/2026 BY SYS