LOT 26
IN OR 2250/1890
SUNOWA SPRINGS #1 PB 4/75 & 76

DEAN RICKEY N & BRANDI L/DEAN RICKI ALVIN
12021 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2026

02-1S-24-1990-0026-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

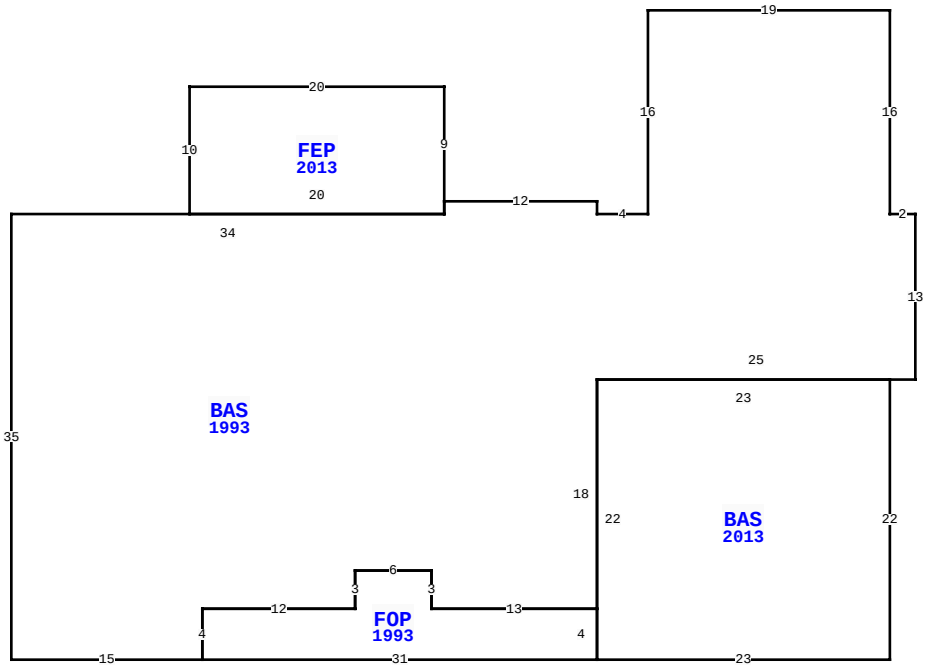
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,109	100	1993	2,109	207,926
BAS	506	100	2013	506	49,886
FEP	200	80	2013	160	15,774
FOP	142	30	1993	43	4,239
TOTALS	2,957			2,818	277,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,818	97.0272	134.87	380,064	1987	1987	0	0	0	26.90	73.10

1 SNGL FAM 50% - 2020 Heated Area: 2615 HX Base Yr 2020



12021 SUNOWA SPRINGS TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		435,277
TOTAL MARKET OB/XF VALUE		8,830
TOTAL LAND VALUE - MARKET		142,350
TOTAL MARKET VALUE		586,457
SOH/AGL Deduction		118,470
ASSESSED VALUE		467,987
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		416,576
TOTAL JUST VALUE		586,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8708	TEMP POLE	0	11/01/2001
8709	NEW CONSTR	0	11/01/2001
B018952	NEW CONSTR	54,800	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2250/1890	1/09/2019	WD	Q	I	01	365,000
GRANTOR: HENG MARC & RENEE						
GRANTEE: DEAN RICKEY N & BRA						
1875/1637	8/20/2013	WD	Q	I	01	352,000
GRANTOR: FREELAND TIMOTHY O &						
GRANTEE: HENG MARC & RENEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N16 W19 S16 W4 N1 W12 FEP=[YR=2013] N9 W20 S10 E20 N1$ S1 W34 S35 E15 FOP=[YR=1993] E31 BAS=[YR=2013] E23 N22 W23 S22$ N4 W13 N3 W6 S3 W12 S4$ N4 E12 N3 E6 S3 E13 N18 E25 N13$.

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	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	
3	0200	BARN WD 0-	0	50	34	50	1,700.00	SF	20.00	20.00	100	1988	1988	3	20	6,800	

LAND DESCRIPTION

TOTAL OB/XF 8,830

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	50	0006	OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	30,500.00	30,500.00	137,250							
2	009605	C	WETLANDS	50	0006	OR	0.00	0.00	5.10	AC		1.00	1.00	1.00	1,000.00	1,000.00	5,100							

REVIEW DATE 04/13/2026 BY WWA Total Acres: 9.60 Total Land Value: 142,350 Market: 0 Agricultural: 0 Common: 142,350 PRINTED 07/09/2026 BY SYS

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IN OR 2250/1890
SUNOWA SPRINGS #1 PB 4/75 & 76

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

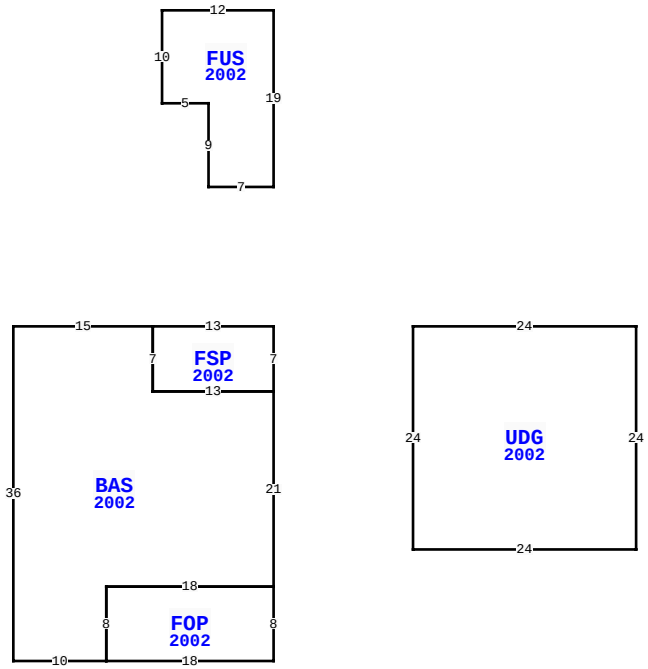
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	773	100	2002	773	90,021
FOP	144	30	2002	43	5,007
FSP	91	40	2002	36	4,192
FUS	183	100	2002	183	21,312
UDG	576	55	2002	317	36,917
TOTALS	1,767			1,352	157,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,352	125.3200	131.59	177,910	2002	2002	0	0	0	11.50	88.50

2 SINGLE FAM 0% - 2020 Heated Area: 956 HX Base Yr 2020



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GRANTOR: FREELAND TIMOTHY O &						
GRANTEE: HENG MARC & RENEE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2002] W13 BAS=[YR=2002] W15 S36 E10 FOP=[YR=2002] E18 N8 W18 S8 $ N8 E18 N21 W13 N7 $ S7 E13 N7 $ PTR= E15 UDG=[YR=2002] E24 S24 W24 N24 $ W15 $ PTR= N15 FUS=[YR=2002] N19 W12 S10 E5 S9 E7 $ S15 $.

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

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