LOT 27
OR 713/1874 & OR 767/1192
SUNOWA SPRINGS #1 PB 4/75 & 76

LAWRENCE WILLIAM LOUIS JR/WHITE MARSHA A
12057 SUNOWA SPRING TRAIL
BRYCEVILLE, FL 32009

2026

02-1S-24-1990-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

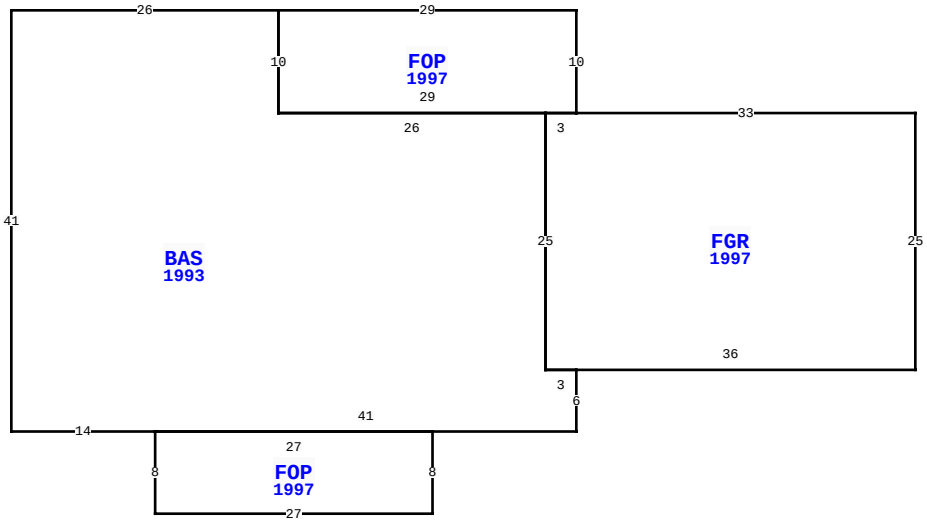
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1993	1,890	182,451
FGR	900	55	1997	495	47,785
FOP	216	30	1997	65	6,275
FOP	290	30	1997	87	8,398
TOTALS	3,296			2,537	244,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,537	126.7200	133.06	337,573	1986	1986	0	0	0	27.45	72.55

1 SINGLE FAM 100% - 1998 Heated Area: 1890 HX Base Yr 1998



12057 SUNOWA SPRINGS TR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		244,909
TOTAL MARKET OB/XF VALUE		16,128
TOTAL LAND VALUE - MARKET		142,440
TOTAL MARKET VALUE		403,477
SOH/AGL Deduction		173,920
ASSESSED VALUE		229,557
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,146
TOTAL JUST VALUE		403,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9011455	REPAIR/RRF	19,000	10/31/2019
E17864	ELEC OTHER	100	08/01/2006
B0618040	XFOB	20,000	06/01/2006
B97	NEW CONSTR	75,000	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0767/1192	8/06/1996	WD	Q	I	06	12,000
GRANTOR: LAWRENCE WILLIAM LOUI						
GRANTEE: LAWRENCE & WHITE						
0713/1874	9/13/1994	WD	Q	V		30,000
GRANTOR: NEAL VIRGINIA & DENCI						
GRANTEE: LAWRENCE WM LOUIS J						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W33 FOP=[YR=1997] N10 W29 BAS=[YR=1993] W26 S41 E14 FOP=[YR=1997] S8 E27 N8 W27 $ E41 N6 W3 N25 W26 N10 $ S10 E29 $ W3 S25 E36 N25 $.

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
3	0300	BOAT DCK W	0	100	0	0	72.00	SF	40.00	40.00	100	1996	1996	3	20	576	
4	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	2006	2006	3	36	12,096	
5	0680	POLE SHED	0	100	40	12	480.00	SF	10.00	10.00	100	2006	2006	3	36	1,728	
6	0680	POLE SHED	0	100	40	12	480.00	SF	10.00	10.00	100	2006	2006	3	36	1,728	

LAND DESCRIPTION

TOTAL OB/XF 16,128

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	4.50	AC		1.00	1.00	1.00	30,500.00	30,500.00	137,250							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	5.19	AC		1.00	1.00	1.00	1,000.00	1,000.00	5,190							

REVIEW DATE 01/01/2023 BY CD Total Acres: 9.69 Total Land Value: 142,440 Market: 0 Agricultural: 0 Common: 142,440 PRINTED 07/09/2026 BY SYS