LOT 30
SUNOWA SPRINGS 1 PB 4/75 & 76

WATTS DYLAN T & COLLEEN S
12141 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2026

02-1S-24-1990-0030-0000

BUILDING CHARACTERISTICS

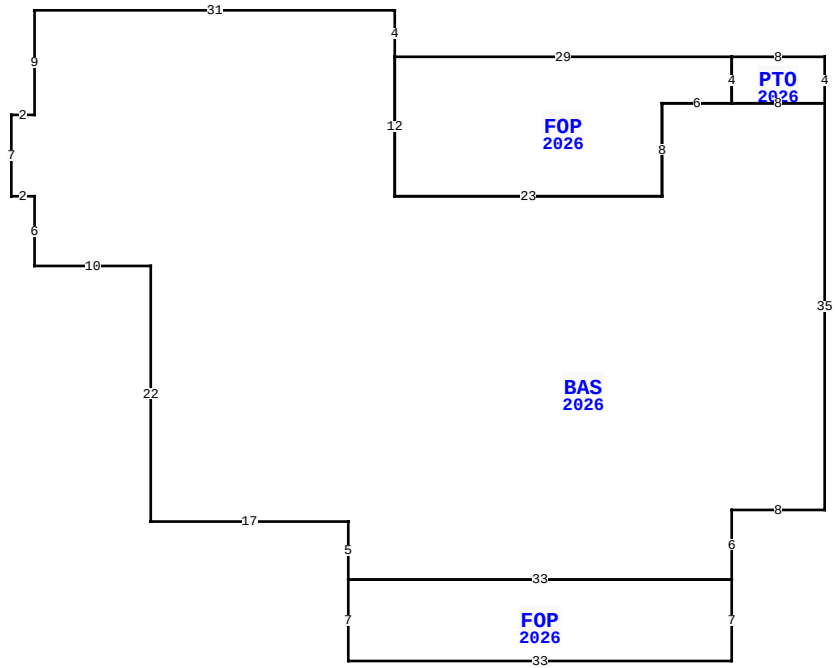
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	2,463	100	2026	2,463	372,701
FOP	231	30	2026	69	10,441
FOP	300	30	2026	90	13,619
PTO	32	5	2026	2	303
TOTALS	3,026			2,624	397,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,624	108.8640	151.32	397,064	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 2463 HX Base Yr 2026



12141 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	10/22/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		456,235
TOTAL MARKET OB/XF VALUE		16,172
TOTAL LAND VALUE - MARKET		163,746
TOTAL MARKET VALUE		495,951
SOH/AGL Deduction		0
ASSESSED VALUE		495,951
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		444,540
TOTAL JUST VALUE		636,153
NCON VALUE		402,064
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002022	PRIVATE PROVIDER	426,420	02/26/2025
B240009417	PRIVATE PROVIDER	426,420	08/13/2024
B1632865	XFOB 32X32	0	08/31/2016
B162754	GARAGE	0	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2429/0119	1/27/2021	QC	U	I	11	100
GRANTOR: SPEARRIN RAYMOND L &						
GRANTEE: WATTS DYLAN T & COL						
0482/0545	2/01/1986	WD	Q	V		19,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=118,8] W8 W6 S8 W23 N12 N4 W31 S9 W2 S7 E2 S6 E10 S22 E17 S5 E33 N6 E8 N35 $
FOP=[YR=2026;ORIG=81,4] E29 S4 W6 S8 W23 N12 $
FOP=[YR=2026;ORIG=77,49] E33 S7 W33 N7 $
PTO=[YR=2026;ORIG=110,4] E8 S4 W8 N4 $
.

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	0680	POLE SHED	0	100	38	30	1,140.00	SF	10.00	10.00	100	2025	2024	03	98	11,172	
4	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025	03	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 16,172

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	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,800.00	19,800.00	19,800							
2	005501	A	TIMBER 2 P S	0	0006	OR	0.00	0.00	7.27	AC		1.00	1.00	1.00	515.00	515.00	3,744							
3	009910	M	MARKET VALUE	0	0006	OR	0.00	0.00	7.27	AC		1.00	1.00	1.00	19,800.00	19,800.00	143,946							

REVIEW DATE 06/30/2025 BY WW Total Acres: 8.27 Total Land Value: 23,544 Market: 143,946 Agricultural: 3,744 Common: 19,800 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	10	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

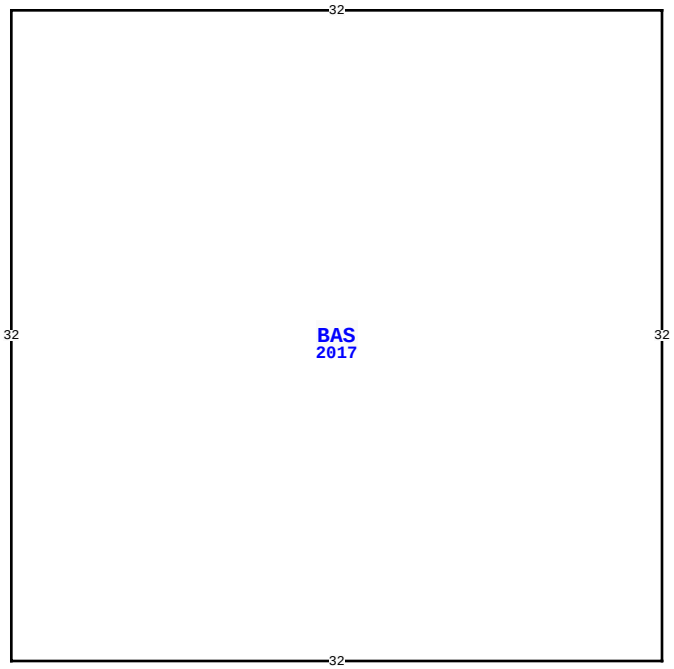
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	2017	1,024	59,171
TOTALS	1,024			1,024	59,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,024	106.9200	59.88	61,317	2017	2017	0	0	0	3.50	96.50

2 ACCESORY U 100% - 2026 Heated Area: 1024 HX Base Yr 2026



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0482/0545	2/01/1986	WD	Q	V		19,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W32 S32 E32 N32$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/30/2025 BY WW Total Acres: 8.27 Total Land Value: 23,544 Market: 143,946 Agricultural: 3,744 Common: 19,800 PRINTED 07/09/2026 BY SYS