LOT 31
IN OR 1644/695
SUNOWA SPRINGS #1 PB 4/75 & 76

JONES JAMES L III & CAMERON E
12179 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2026

02-1S-24-1990-0031-0000

BUILDING CHARACTERISTICS

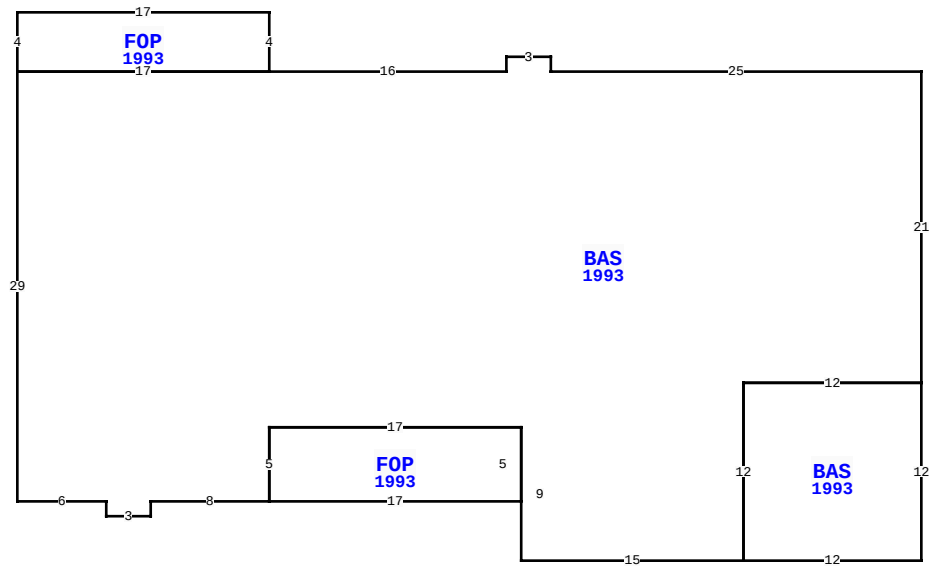
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	144	100	1993	144	13,654
BAS	1,654	100	1993	1,654	156,832
FOP	68	30	1993	20	1,896
FOP	85	30	1993	26	2,465
TOTALS	1,951			1,844	174,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,844	118.2000	124.11	228,859	1993	1993	0	0	0	23.60	76.40

1 SINGLE FAM 100% - 2010 Heated Area: 1798 HX Base Yr 2010



12179 SUNOWA SPRINGS TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		174,848
TOTAL MARKET OB/XF VALUE		49,761
TOTAL LAND VALUE - MARKET		117,760
TOTAL MARKET VALUE		342,369
SOH/AGL Deduction		159,064
ASSESSED VALUE		183,305
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,894
TOTAL JUST VALUE		342,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008421	REPAIR/RRF	7,032	08/17/2018
B15213	SWIM POOL	29,000	03/01/2005
93296	NEW CONSTR	63,555	11/11/1993
7988	NEW CONSTR	117,767	04/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1644/0695	9/25/2009	WD	U	I	12	231,500
GRANTOR: GLENNON ROY T & FAITH						
GRANTEE: JONES JAMES L III &						
1027/1061	12/28/2001	WD	Q	I		150,000
GRANTOR: THE PACETTI GROUP INC						
GRANTEE: GLENNON ROY T & FAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W25 N1 W3 S1 W16 W17 S29 E6 S1 E3 N1 E8 N5 E17 S9 E15 N12 E12 N21 $
BAS=[YR=1993;ORIG=-12,33] E12 N12 W12 S12 $
FOP=[YR=1993;ORIG=-44,29] E17 N5 W17 S5 $
FOP=[YR=1993;ORIG=-44,0] N4 W17 S4 E17 $
.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	70	1,400	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
6	0681	POLE SHED	0	100	48	20	960.00	SF	15.00	15.00	100	2005	2005	3	32	4,608	
7	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2003	2003	3	29	1,253	

LAND DESCRIPTION

TOTAL OB/XF 49,761

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	3.72	AC		1.00	1.00	1.00	30,500.00	30,500.00	113,460							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	4.30	AC		1.00	1.00	1.00	1,000.00	1,000.00	4,300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 8.02 Total Land Value: 117,760 Market: 0 Agricultural: 0 Common: 117,760 PRINTED 07/09/2026 BY SYS