

LOT 34
IN OR 852/1730
SUNOWA SPRINGS #1 PB 4/75 & 76

POWELL FRED W & CHERYL D
12269 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2026

02-1S-24-1990-0034-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																		
Exterior Wall	20	FACE BRICK 100	0100	01	2,939	109.5100	114.99	337,956	2001	2001	0	0	0	18.00	82.00	VALUATION BY STANDARD																	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2002 Heated Area: 2407 HX Base Yr 2002														Tax Group: 6 Tax Dist:																
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 277,124																
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 52,905																
Interior Floo	11	CLAY TILE 50															TOTAL LAND VALUE - MARKET 218,040																
Interior Floo	14	CARPET 50															TOTAL MARKET VALUE 548,069																
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 263,689																
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 284,380																
Bedrooms	5	100															TOTAL EXEMPTION VALUE HX HB 51,411																
Bathrooms	3	100															BASE TAXABLE VALUE 232,969																
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 548,069																
Stories	2.	100															NCON VALUE 0																
Units	0	100	INCOME VALUE																														
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 528,512																														
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	2,113	100	2001	2,113	199,239																												
FGR	531	55	2001	292	27,533																												
FOP	108	30	2001	32	3,018																												
FOP	230	30	2001	69	6,506																												
FSP	348	40	2001	139	13,107																												
FUS	294	100	2001	294	27,722																												
TOTALS 3,624 2,939 277,124																																	
EXTRA FEATURES			12269 SUNOWA SPRINGS TR, BRYCEVILLE																														
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																
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905																	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000																	
TOTAL OB/XF 52,905																																	
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	14.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	210,000																
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	8.04	AC		1.00	1.00	1.00	1,000.00	1,000.00	8,040																
REVIEW DATE 12/19/2023 BY WW Total Acres: 22.04 Total Land Value: 218,040 Market: 0 Agricultural: 0 Common: 218,040 PRINTED 07/09/2026 BY SYS																																	