LOT 35
IN OR 1708/5
SUNOWA SPRINGS UNIT 1

SIMMONS LVG TRUST/SIMMONS LESTER M TRUSTEE
10249 SANCTUARY PLACE
BRYCEVILLE, FL 32009

2026

02-1S-24-1990-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

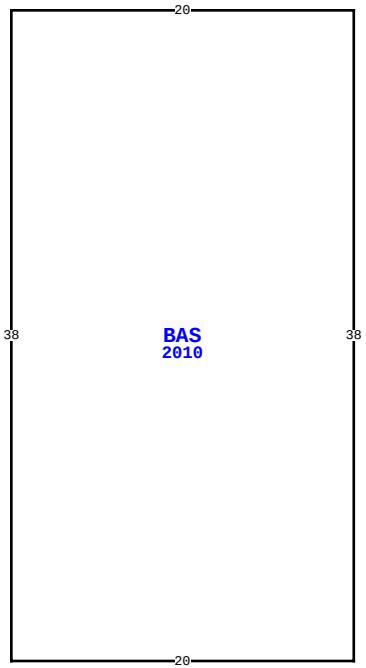
DOR CODE 5601 TIMBER 2-3 SI 70-79
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	2010	760	8,794
TOTALS	760			760	8,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	760	58.1900	22.69	17,244	1998	1998	0	0	0	49.00	51.00

1 GARAGE RES 0% - 0 Heated Area: 760 HX Base Yr



SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	10/27/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	8,794
TOTAL MARKET OB/XF VALUE	4,141
TOTAL LAND VALUE - MARKET	209,014
TOTAL MARKET VALUE	18,471
SOH/AGL Deduction	0
ASSESSED VALUE	18,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,471
TOTAL JUST VALUE	221,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1708/0005	9/02/2010	WD	U	V	30	100
GRANTOR: SIMMONS LESTER M & LI						
GRANTEE: SIMMONS LESTER M &						
0578/0520	9/06/1989	WD	U	V		38,500
GRANTOR: CUNNINGHAM RONALD						
GRANTEE: SIMMONS LESTER M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W20 S38 E20 N38$.

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	0681	POLE SHED	0	0	20	10	200.00	SF	15.00	15.00	100	1998	1998	3	24	720	
2	0681	POLE SHED	0	0	18	8	144.00	SF	15.00	15.00	100	1998	1998	3	24	518	
3	0300	BOAT DCK W	0	0	34	4	136.00	SF	40.00	40.00	100	1998	1998	3	24	1,306	
4	0303	FLT DOCK W	0	0	16	16	256.00	SF	26.00	26.00	100	1998	1998	3	24	1,597	

LAND DESCRIPTION

TOTAL OB/XF 4,141

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	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
2	005601	A	TIMBER 3 P S	0	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	330.00	330.00	1,650							
3	005901	A	HARDWOOD SI	0	0006	OR	0.00	0.00	4.43	AC		1.00	1.00	1.00	200.00	200.00	886							
4	005010	A	SERVICE ACRE	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
5	009910	M	MARKET VALUE	0	0006	OR	0.00	0.00	10.43	AC		1.00	1.00	1.00	19,800.00	19,800.00	206,514							

REVIEW DATE 12/15/2023 BY KBA Total Acres: 11.43 Total Land Value: 5,536 Market: 206,514 Agricultural: 3,036 Common: 2,500 PRINTED 07/09/2026 BY SYS