

LOT 36
IN OR 1708/4
SUNOWA SPRINGS UNIT 1

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

2026

02-1S-24-1990-0036-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,320	100	1993	2,320	203,713
FCP	440	25	2010	110	9,659
FEP	322	80	2010	258	22,654
FGR	528	55	1993	290	25,464
FOP	84	30	1993	25	2,195

TOTALS	3,694			3,003	263,685
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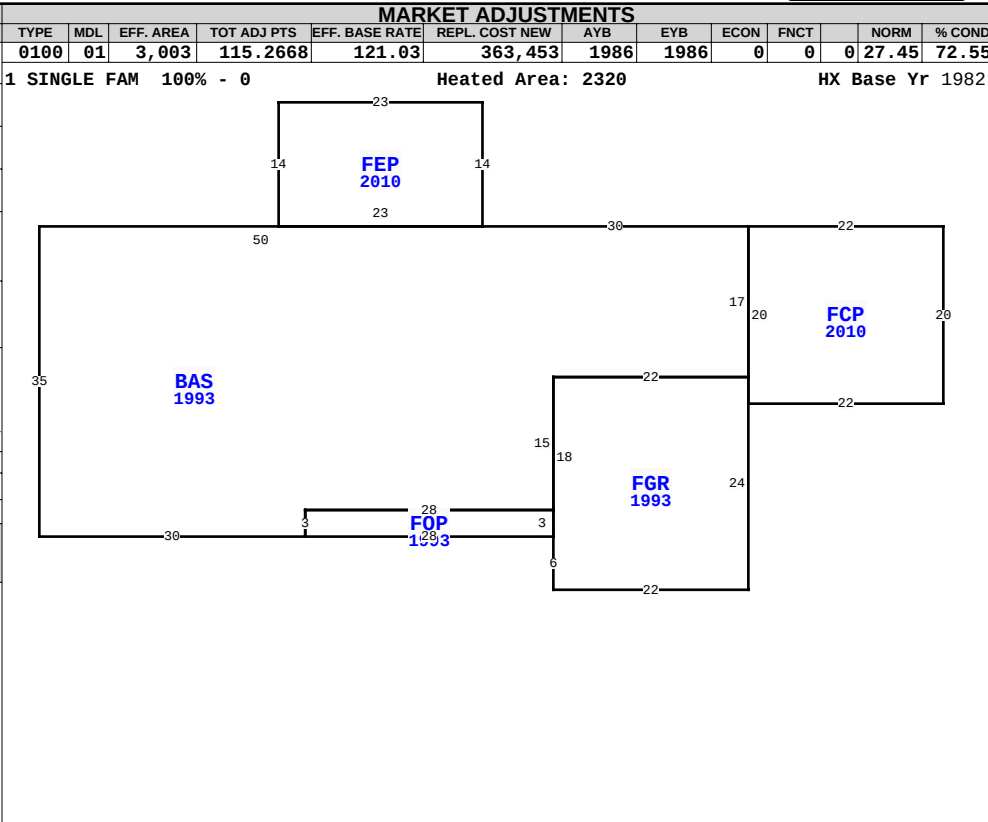
EXTRA FEATURES

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
2	0680	POLE SHED	0	100	48	20	960.00	SF	10.00	10.00	100	1982	1982	3	20	1,920	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
5	1242	WD DECK A	0	100	14	8	112.00	SF	10.00	10.00	100	1998	1998	3	20	224	
6	1242	WD DECK A	0	100	16	15	240.00	SF	10.00	10.00	100	1998	1998	3	20	480	
7	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	1998	1998	3	24	5,040	
10	0681	POLE SHED	0	100	24	8	192.00	SF	15.00	15.00	100	1998	1998	3	24	691	
11	0300	BOAT DCK W	0	100	37	4	148.00	SF	40.00	40.00	100	1998	1998	3	24	1,421	
12	0300	BOAT DCK W	0	100	12	12	144.00	SF	40.00	40.00	100	1998	1998	3	24	1,382	

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	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	19,800.00	19,800.00	39,600							
2	009530	C	POND	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	005601	A	TIMBER 3 P S	0	0006	OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	330.00	330.00	383							
4	005901	A	HARDWOOD SI	0	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	200.00	200.00	400							
5	009910	M	MARKET VALUE	0	0006	OR	0.00	0.00	3.16	AC		1.00	1.00	1.00	19,800.00	19,800.00	62,568							

REVIEW DATE	02/14/2024	BY	KBA
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10249 SANCTUARY PL, BRYCEVILLE

TOTAL OB/XF 13,923																
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
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4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765
5	1242	WD DECK A	0	100	14	8	112.00	SF	10.00	10.00	100	1998	1998	3	20	224
6	1242	WD DECK A	0	100	16	15	240.00	SF	10.00	10.00	100	1998	1998	3	20	480
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REVIEW DATE	02/14/2024	BY	KBA	Total Acres:	6.16	Total Land Value:	42,883	Market:	62,568	Agricultural:	783	Common:	42,100	PRINTED 07/09/2026 BY SYS
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		271,141
TOTAL MARKET OB/XF VALUE		13,923
TOTAL LAND VALUE - MARKET		104,668
TOTAL MARKET VALUE		327,947
SOH/AGL Deduction		144,233
ASSESSED VALUE		183,714
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,303
TOTAL JUST VALUE		389,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1708/0004	9/02/2010	WD	U	I	30	100

GRANTOR: SIMMONS LESTER M & LI
GRANTEE: SIMMONS LESTER M &
0302/0501 10/15/1979 WD Q V 12,400
GRANTOR: WALTER WILLIAMS & SON
GRANTEE: SIMMONS LESTER M &

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2010] W22 BAS=[YR=1993] W30 FEP=[YR=2010] N14 W23 S14 E23\$ W50 S35 E30 FOP=[YR=1993] E28 FGR=[YR=1993] S6 E22 N24 W22 S18\$ N3 W28 S3\$ N3 E28 N15 E22 N17\$ S20 E22 N20\$.

SIMMONS LVG TRUST/SIMMONS LESTER M TRUSTEE
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