

LOT 38
IN OR 1292/525
SUNOWA SPRINGS #1 PB 4/75 & 76

MORRELL RONALD L & MARSHA L
12355 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2026

02-1S-24-1990-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

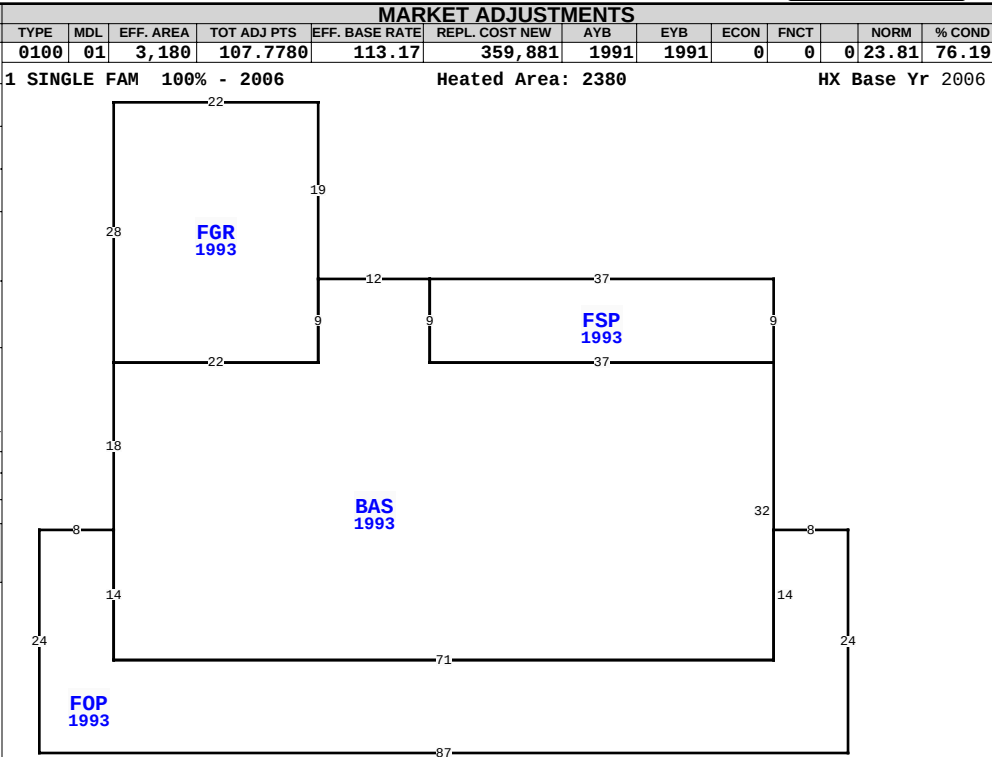
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,380	100	1993	2,380	205,214
FGR	616	55	1993	339	29,230
FOP	1,094	30	1993	328	28,282
FSP	333	40	1993	133	11,468

TOTALS	4,423			3,180	274,193
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0510	GARAGE WD-	0 100	36	30	1,080.00	SF	35.00	35.00
4	0860	POOL/SPA	0 100	0	0	1.00	UT	60,000.00	60,000.00
7	0530	STBL WD	0 100	54	18	972.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	3.35

REVIEW DATE	03/15/2024	BY	WWA
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12355 SUNOWA SPRINGS TR, BRYCEVILLE	BLD DATE	LGL DATE	05/05/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1991	1991	3	66	2,310	
2	0510	GARAGE WD-	0 100	36	30	1,080.00	SF	35.00	35.00	100	1992	1992	3	20	7,560	
4	0860	POOL/SPA	0 100	0	0	1.00	UT	60,000.00	60,000.00	100	2005	2005	05	85	51,000	
7	0530	STBL WD	0 100	54	18	972.00	SF	30.00	30.00	100	2002	2002	3	28	8,165	

TOTAL OB/XF										69,035						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0006	OR	0.00	0.00	3.35	AC		1.00	1.00	1.00	30,500.00	30,500.00

Total Acres: 3.35	Total Land Value: 102,175	Market: 0	Agricultural: 0	Common: 102,175
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		274,193	
TOTAL MARKET OB/XF VALUE		69,035	
TOTAL LAND VALUE - MARKET		102,175	
TOTAL MARKET VALUE		445,403	
SOH/AGL Deduction		232,564	
ASSESSED VALUE		212,839	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		161,428	
TOTAL JUST VALUE		445,403	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		390,240	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15247	SWIM POOL	30,000	02/01/2005
E951689	NEW CONSTR	0	03/01/1995
7839	GARAGE	18,360	02/11/1992
3857	NEW CONSTR	7,835	03/23/1990
6069	NEW CONSTR	95,515	10/19/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE		
1292/0525	2/02/2005	WD	Q		I		265,000		
GRANTOR: PIPPIN WILLIAM M & SH									
GRANTEE: MORRELL RONALD L &									
0512/1096	3/13/1987	WD	Q		V		18,500		
GRANTOR: WALTER WMS & SONS									
GRANTEE: PIPPIN WM & SHERRY									

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=1993] W37 BAS=[YR=1993] W12 FGR=[YR=1993] N19 W22 S28 E22 N9\$ S9 W22 S18 FOP=[YR=1993] W8 S24 E87 N24 W8 S14 W71 N14\$ S14 E71 N32 W37 N9\$ S9 E37 N9\$.									