LOT 42
IN OR 379 PG 149
SUNOWA SPRINGS UNIT 1

HIGHSMITH JOSEPH W & SHIRLEY A
12481 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2026

02-1S-24-1990-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

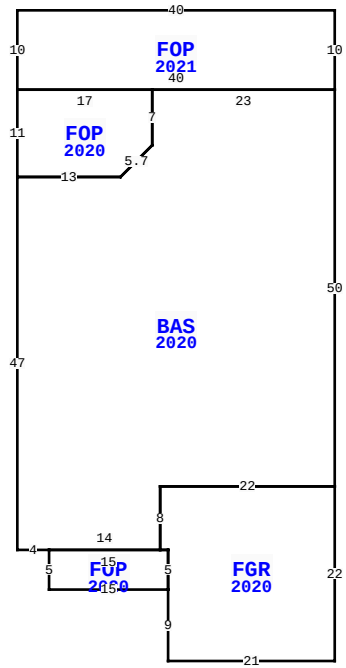
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,965	100	2020	1,965	237,625
FGR	470	55	2020	258	31,199
FOP	75	30	2020	22	2,660
FOP	179	30	2020	54	6,531
FOP	400	30	2021	120	14,512
TOTALS	3,089			2,419	292,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,419	119.6580	125.64	303,923	2020	2020	0	0	0	3.75	96.25

1 SINGLE FAM 100% - 0 Heated Area: 1965 HX Base Yr 1985



12481 SUNOWA SPRINGS TR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		311,094
TOTAL MARKET OB/XF VALUE		3,875
TOTAL LAND VALUE - MARKET		96,205
TOTAL MARKET VALUE		411,174
SOH/AGL Deduction		181,647
ASSESSED VALUE		229,527
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,116
TOTAL JUST VALUE		411,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007238	METAL BARN	65,947	06/05/2023
19010250	CO ISSUED	0	08/20/2021
21002348	ADDITION	2,685	03/01/2021
20000172	NEW CONSTR	268,141	01/08/2020
R10137	REPAIR/RRF	3,500	02/01/2007
B0617917	XFOB	5,800	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0379/0149	2/01/1983	WD	Q	V		13,000
GRANTOR:						
GRANTEE:						
0344/0729	9/01/1981	WD	Q	V		11,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W40 S10 FOP=[YR=2020] S11 BAS=[YR=2020] S47 E4 FOP=[YR=2020] S5 E15 FGR=[YR=2020] S9 E21 N22 W22 S8 E1 S5$ N5 W15$ E14 N8 E22 N50 W23 S7 D4 L4 W13$ E13 U4 R4 N7 W17$ E40 N10$.

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	2020	2020	3	98	1,960	
4	0351	CARPORT MT	0	100	38	24	912.00	SF	10.00	10.00	100	2005	2005	3	21	1,915	

LAND DESCRIPTION

TOTAL OB/XF 3,875

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	2.71	AC		1.00	1.00	1.00	35,500.00	35,500.00	96,205							

REVIEW DATE 12/19/2023 BY WWX Total Acres: 2.71 Total Land Value: 96,205 Market: 0 Agricultural: 0 Common: 96,205 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

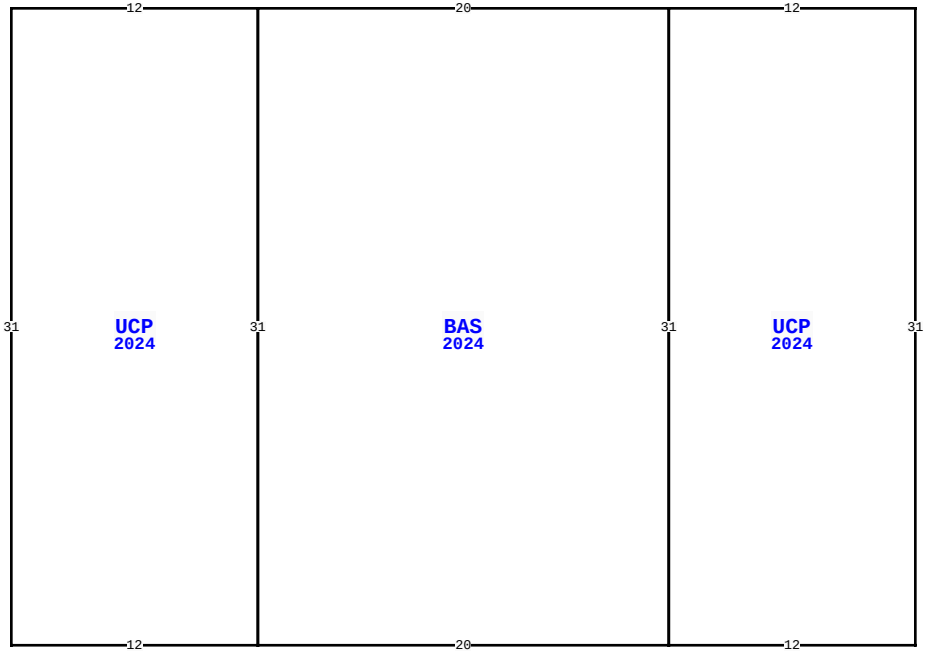
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100	2024	620	14,989
UCP	372	20	2024	74	1,789
UCP	372	20	2024	74	1,789
TOTALS	1,364			768	18,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	768	63.2500	24.67	18,947	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2024 Heated Area: 620 HX Base Yr 1985



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0344/0729	9/01/1981	WD	Q	V		11,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E20 S31 W20 N31 $
UCP=[YR=2024;ORIG=18,10] E12 S31 W12 N31 $
UCP=[YR=2024;ORIG=50,10] E12 S31 W12 N31 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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