LOT 47
SUNOWA SPRINGS UNIT 1
PB 4/75 & 76

GRIFFIN KEITH A SR & PEGGY J L/E/
12611 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2026

02-1S-24-1990-0047-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 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	03	Quality Level 03

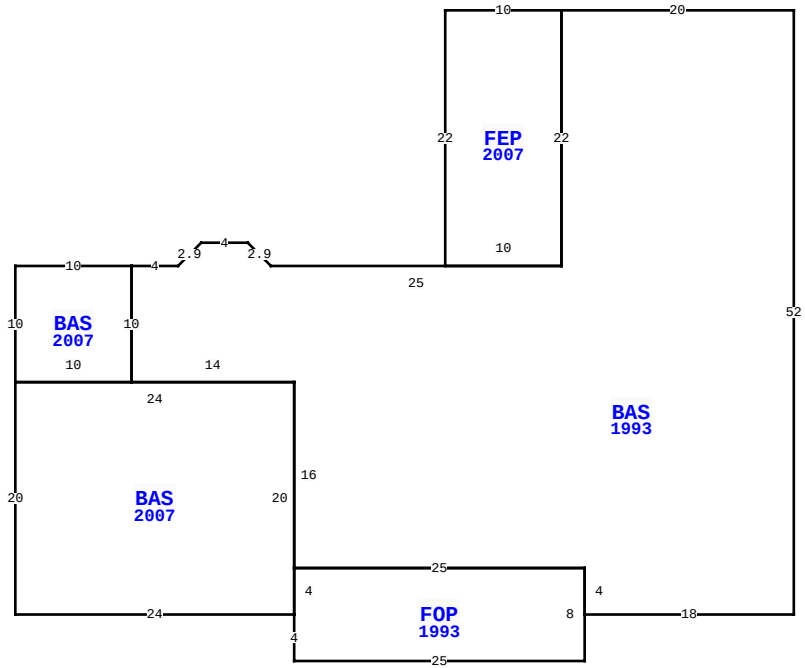
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1993	1,782	155,668
BAS	100	100	2007	100	8,736
BAS	480	100	2007	480	41,930
FEP	220	80	2007	176	15,374
FOP	200	30	1993	60	5,241
TOTALS	2,782			2,598	226,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,598	112.1280	117.73	305,863	1989	1989	0	0	0	25.80	74.20

1 SINGLE FAM 100% - 0 Heated Area: 2362 HX Base Yr 1990



12611 SUNOWA SPRINGS TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		226,950
TOTAL MARKET OB/XF VALUE		17,350
TOTAL LAND VALUE - MARKET		127,795
TOTAL MARKET VALUE		372,095
SOH/AGL Deduction		162,462
ASSESSED VALUE		209,633
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,222
TOTAL JUST VALUE		372,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006571	REPAIR/RRF	23,800	04/27/2022
E18711	ELEC OTHER	200	01/01/2007
3457	NEW CONSTR	3,200	04/07/1989
5775	NEW CONSTR	2,000	03/17/1989
5517	NEW CONSTR	0	02/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2817/1897	9/05/2025	QC	U	I	11	100
GRANTOR: GRIFFIN KEITH A SR &						
GRANTEE: GRIFFIN KEITH A JR						
0544/1109	6/06/1988	WD	Q	V		25,000
GRANTOR: PRICE FREDRIC						
GRANTEE: GRIFFIN KEITH A SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FEP=[YR=2007] W10 S22 E10 N22$ S22 W25 U2 L2 W4 L2 D2 W4 BAS=[YR=2007] W10 S10 BAS=[YR=2007] S20 E24 FOP=[YR=1993] S4 E25 N8 W25 S4$ N20 W24$ E10 N10$ S10 E14 S16 E25 S4 E18 N52$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1989	1989	3	20	480	
5	0510	GARAGE WD-	0	100	35	30	1,050.00	SF	35.00	35.00	100	2007	2007	3	40	14,700	

LAND DESCRIPTION

TOTAL OB/XF 17,350

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	4.19	AC		1.00	1.00	1.00	30,500.00	30,500.00	127,795							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.19 Total Land Value: 127,795 Market: 0 Agricultural: 0 Common: 127,795 PRINTED 07/09/2026 BY SYS