



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

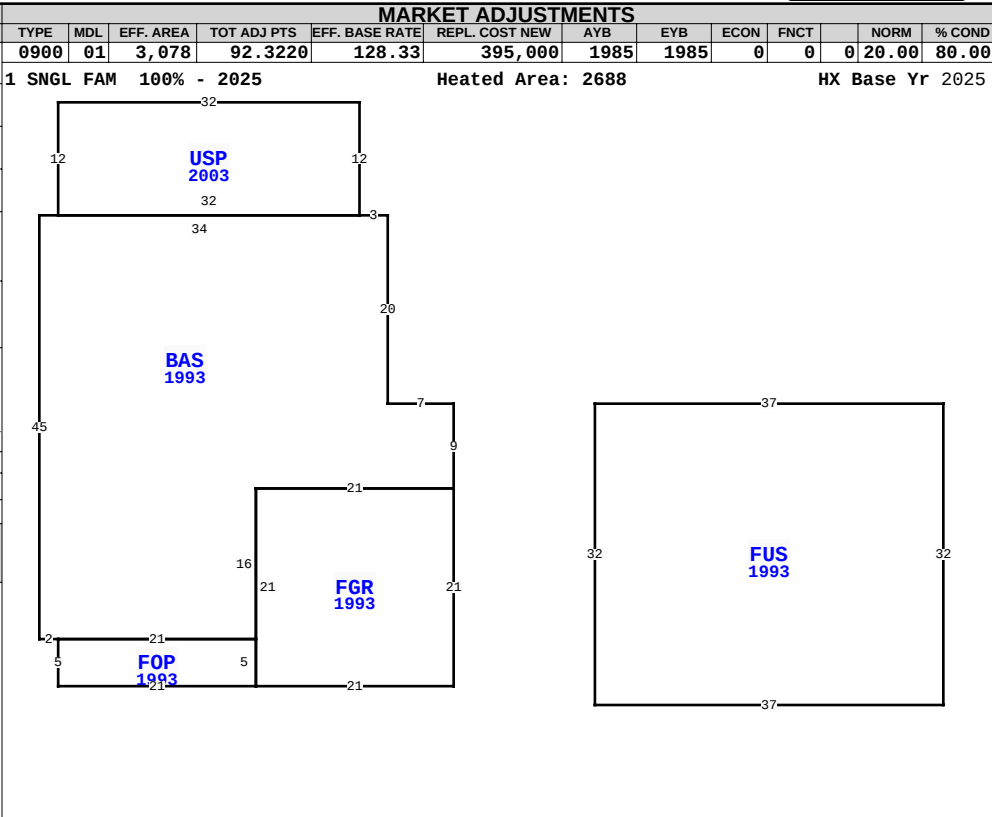
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1993	1,504	154,406
FGR	441	55	1993	243	24,947
FOP	105	30	1993	32	3,286
FUS	1,184	100	1993	1,184	121,554
USP	384	30	2003	115	11,806

TOTALS	3,618			3,078	316,000
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00
4	0911	SCRN RM A	0	100	36	18	648.00	SF	18.00

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	1.62

REVIEW DATE	01/15/2026	BY	WW
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12500 SUNOWA SPRINGS TR, BRYCEVILLE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/05/2026
	INC DATE		AG DATE	MLU

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	2.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	3,780	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2026	2025	03	100	40,000	
4	0911	SCRN RM A	0	100	36	18	648.00	SF	18.00	18.00	100	2026	2025	03	100	11,664	

TOTAL OB/XF										55,444							
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	LAND VALUE
1	000100	C	RES	100	0006	OR	0.00	0.00	1.62	AC		1.00	1.00	1.00	40,000.00	40,000.00	64,800

Total Acres: 1.62	Total Land Value: 64,800	Market: 0	Agricultural: 0	Common: 64,800
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NASSAU COUNTY PROPERTY										PAGE 1 of 3					
VALUATION SUMMARY										6					
VALUATION BY										STANDARD					
Tax Group: 6										Tax Dist:					
BUILDING MARKET VALUE										348,333					
TOTAL MARKET OB/XF VALUE										55,444					
TOTAL LAND VALUE - MARKET										64,800					
TOTAL MARKET VALUE										468,577					
SOH/AGL Deduction										127,624					
ASSESSED VALUE										340,953					
TOTAL EXEMPTION VALUE										51,411					
BASE TAXABLE VALUE										289,542					
TOTAL JUST VALUE										468,577					
NCON VALUE										76,601					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										380,098					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250011296	BUILD & INSTALL P	28,500	10/08/2025
SP250008040	POOL RESI	63,500	07/21/2025
B240013989	26X40 DETACHED GA	67,444	12/18/2024
17004181	CARPORT	12,898	07/07/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/824	3/18/2024	WD	Q	I	01	458,000
GRANTOR: HOLLOWAY BARRY V JR &						
GRANTEE: STOVER JAMES & THER						
0863/0264	1/15/1999	WD	U	I	21	165,000
GRANTOR: CASTEEL JAMES E & ELI						
GRANTEE: HOLLOWAY BARRY V JR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W7 N20 W3 USP=[YR=2003] N12 W32 S12 E32\$ W34 S45 E2 FOP=[YR=1993] S5 E21 FGR=[YR=1993] E21 N21 W21 S21\$ N5 W21\$ E21 N16 E21 N9\$ PTR=E15 FUS=[YR=1993] E37 S32 W37 N32\$ W15\$.									

STOVER JAMES & THERESA
12500 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

02-1S-24-1990-0094-0000

[illegible]

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2026

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