LOT 95
IN OR 2192/1103
SUNOWA SPRINGS 1 PB 4/75 & 76

MULLIS MACY
12470 SUNOWA SPRINGS TRL
BRYCEVILLE, FL 32009

2026

02-1S-24-1990-0095-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

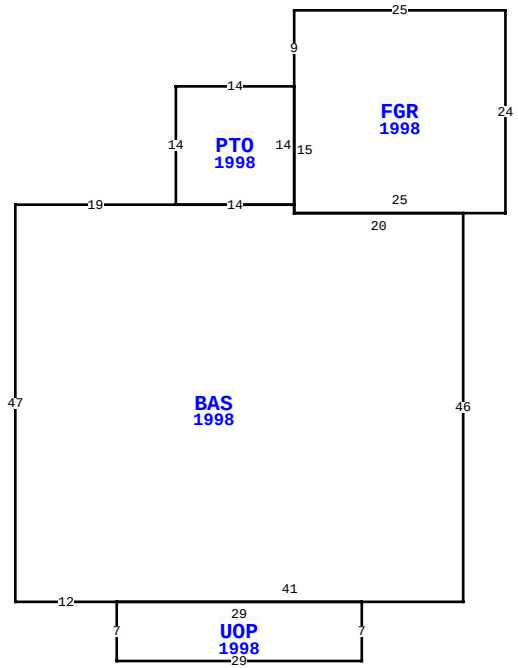
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,471	100	1998	2,471	329,114
FGR	600	55	1998	330	43,953
PTO	196	5	1998	10	1,332
UOP	203	20	1998	41	5,460
TOTALS	3,470			2,852	379,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,852	120.1508	167.01	476,313	1998	1998	0	0	0	20.25	79.75

1 SNGL FAM 0% - 0 Heated Area: 2471 HX Base Yr



12470 SUNOWA SPRINGS TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	379,860
TOTAL MARKET OB/XF VALUE	3,676
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	453,536
SOH/AGL Deduction	63,016
ASSESSED VALUE	390,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	390,520
TOTAL JUST VALUE	453,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	472,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003391	REPAIR/RRF	12,500	04/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2192/1103	4/26/2018	WD	U	I	30	125,000
GRANTOR: MULLIS CHERUL J WATER						
GRANTEE: MULLIS MACY						
1901/0864	8/06/2013	WD	U	I	11	100
GRANTOR: WATERS BARBARA J						
GRANTEE: MULLIS CHARYL J WAT						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W25 S9 PTO=[YR=1998] W14 S14 BAS=[YR=1998] W19 S47 E12 UOP=[YR=1998] S7 E29 N7 W29 $ E41 N46 W20 N1 W14 $ E14 N14 $ S15 E25 N24 $.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
3	0681	POLE SHED	0	0	15	15	225.00	SF	15.00	15.00	100	2001	2001	3	27	911	

LAND DESCRIPTION

TOTAL OB/XF 3,676

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	0	0006	OR	0.00	0.00	1.75	AC		1.00	1.00	1.00	40,000.00	40,000.00	70,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.75 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS