LOTS 107 & 108
SUNOWA SPRINGS #1 PB 4/75 & 76

BEYFUS AARON JOHN & TAMMY ANNETTE
12024 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2026

02-1S-24-1990-0107-0000

BUILDING CHARACTERISTICS

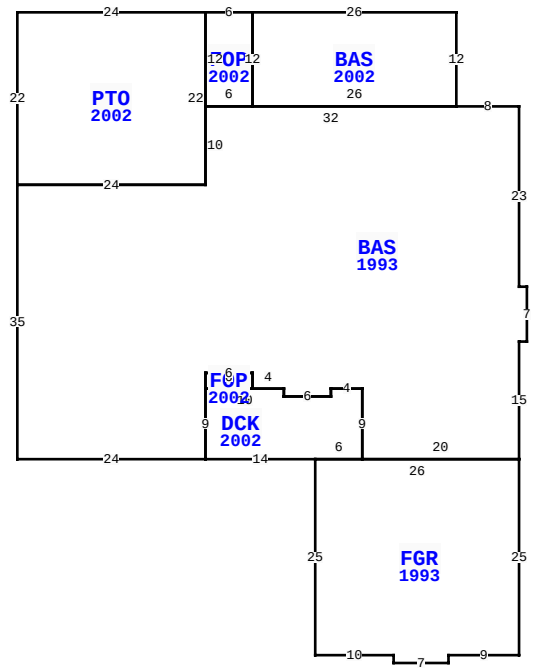
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	2,461	100	1993	2,461	289,427
BAS	312	100	2002	312	36,693
DCK	174	10	2002	17	2,000
FGR	657	55	1993	361	42,455
FOP	12	30	2002	4	470
FOP	72	30	2002	22	2,587
PTO	528	5	2002	26	3,057
TOTALS	4,216			3,203	376,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,203	103.5000	143.86	460,784	1981	1981	0	0	0	18.25	81.75

1 SNGL FAM 0% - 2024 Heated Area: 2773 HX Base Yr



12024 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	396,658
TOTAL MARKET OB/XF VALUE	14,552
TOTAL LAND VALUE - MARKET	107,118
TOTAL MARKET VALUE	518,328
SOH/AGL Deduction	0
ASSESSED VALUE	518,328
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	518,328
TOTAL JUST VALUE	518,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	502,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514133	ELEC OTHER	1,800	02/01/2005
B0414195	GARAGE	39,600	12/01/2004
R046965	REPAIR/RRF	1,500	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/914	8/21/2023	WD	Q	I	01	620,000
GRANTOR: KIMBALL KATHERINE A &						
GRANTEE: BEYFUS AARON JOHN &						
1099/1641	12/10/2002	WD	U	I	07	100
GRANTOR: BENNETT TAMMY & PATRI						
GRANTEE: KIMBALL KATHERINE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W8 W32 S10 W24 S35 E24 N9 N2 E6 S2 E4 S1 E6 N1 E4 S9 E20 N15 E1 N7 W1 N23 $
FGR=[YR=1993;ORIG=-26,45] S25 E10 S1 E7 N1 E9 N25 W26 $
PTO=[YR=2002;ORIG=-40,-12] W24 S22 E24 N22 $
BAS=[YR=2002;ORIG=-8,0] N12 W26 S12 E26 $
DCK=[YR=2002;ORIG=-40,45] E14 E6 N9 W4 S1 W6 N1 W10 S9 $
FOP=[YR=2002;ORIG=-34,-12] W6 S12 E6 N12 $
FOP=[YR=2002;ORIG=-40,36] E6 N2 W6 S2 $
.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540	
3	0200	BARN WD 0-	0	0	30	27	810.00	SF	20.00	20.00	100	1995	1995	3	20	3,240	
5	0680	POLE SHED	0	0	30	10	300.00	SF	10.00	10.00	100	2024	2018	03	81	2,430	
6	0351	CARPORT MT	0	0	24	16	384.00	SF	10.00	10.00	100	2024	2018	03	74	2,842	
7	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2022	03	90	4,500	

LAND DESCRIPTION

TOTAL OB/XF 14,552

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	5.41	AC		1.00	1.00	1.00	19,800.00	19,800.00	107,118							

REVIEW DATE 03/15/2024 BY WWA Total Acres: 5.41 Total Land Value: 107,118 Market: 0 Agricultural: 0 Common: 107,118 PRINTED 07/09/2026 BY SYS

LOTS 107 & 108
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2026

02-1S-24-1990-0107-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

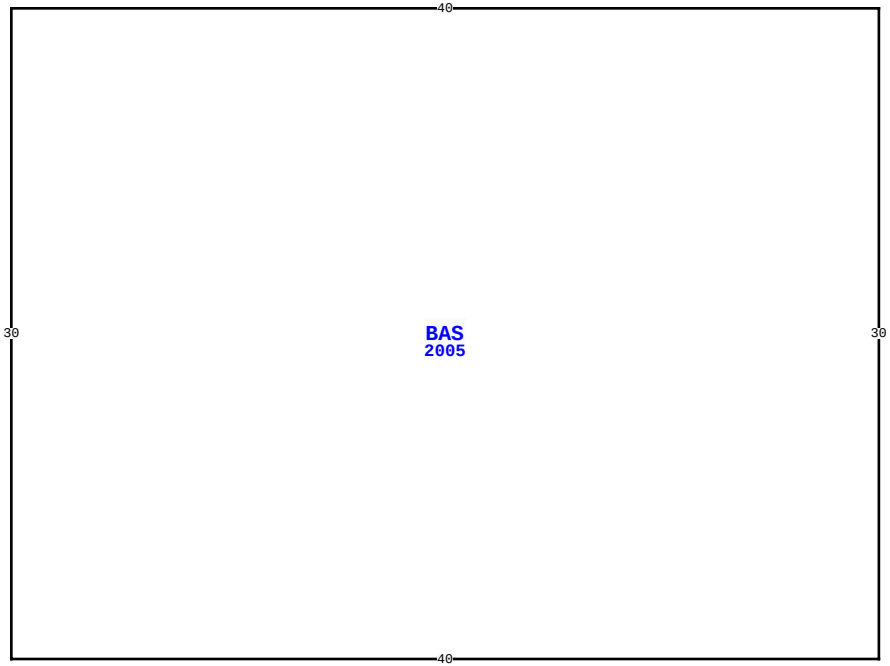
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2005	1,200	19,967
TOTALS	1,200			1,200	19,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	23.77	28,524	2005	2005	0	0	0	30.00	70.00

2 GARAGE RES 0% - 2024 Heated Area: 1200 HX Base Yr



12024 SUNOWA SPRINGS TR, BRYCEVILLE

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INCOME VALUE	
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GRANTOR: BENNETT TAMMY & PATRI						
GRANTEE: KIMBALL KATHERINE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 S30 E40 N30$.

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

REVIEW DATE 03/15/2024 BY WWA Total Acres: 5.41 Total Land Value: 107,118 Market: 0 Agricultural: 0 Common: 107,118 PRINTED 07/09/2026 BY SYS