

LOT 91
IN OR 1452/6
SUNOWA SPRINGS #1 PB 4/75 & 76

CLAY QUENTIN K LIVING TRUST
C/O CAROLYN A CLAY, 12736 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0091-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 70
Interior Wall	02 WALL BD/WD 30
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 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
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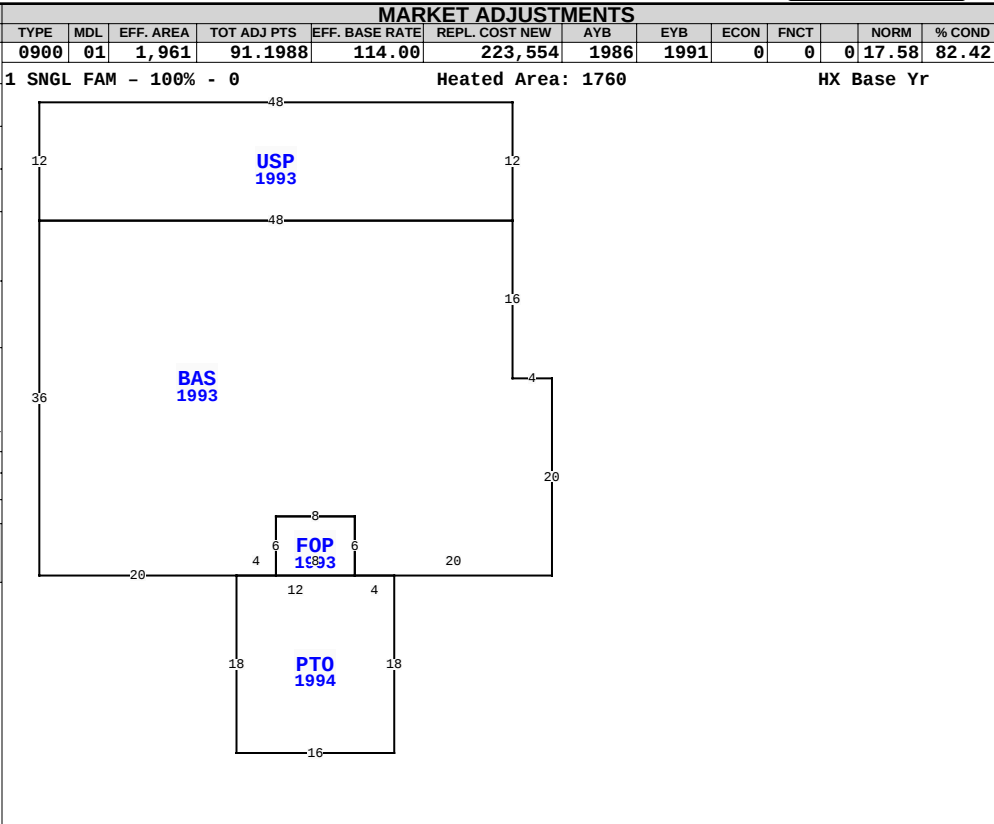
NEIGHBORHOOD/LOC	8011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1,760	165,367
FOP	48	30	14	1,315
PTO	288	5	14	1,315
USP	576	30	173	16,255

TOTALS	2,672	1,961	184,253
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	100	4	16	64.00	SF	20.10	20.10	
2	0940	SHEDS/PORT	0	100	16	16	256.00	SF	18.30	18.30	
3	0350	CARPORT WD	0	100	10	22	220.00	SF	13.00	13.00	
4	0510	GARAGE WD-	0	100	40	40	1,600.00	SF	35.00	35.00	
5	0681	POLE SHED	0	100	0	0	300.00	SF	15.00	15.00	
6	0811	CONCRETE B	0	100	0	0	648.00	SF	5.20	5.20	
7	0351	CARPORT MT	0	100	24	25	600.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.66	AC	



12736 SUNOWA SPRINGS TR, BRYCEVILLE	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
21,018											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						184,253					
TOTAL MARKET OB/XF VALUE						21,018					
TOTAL LAND VALUE - MARKET						66,400					
TOTAL MARKET VALUE						271,671					
SOH/AGL Deduction						149,211					
ASSESSED VALUE						122,460					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						67,460					
TOTAL JUST VALUE						271,671					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						255,144					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001514	CARPORT	14,490	02/19/2020
R13568	REMODEL	0	07/01/2013
B962875	REPAIR/RRF	7,735	05/01/1996
2609	H/AC	3,200	06/17/1988
2595	NEW CONSTR	27,256	02/01/1985

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1452/0006	10/12/2006	WD	U	I	01	100	
GRANTOR: CLAY QUENTIN K							
GRANTEE: CLAY QUENTIN K TRUS							
0444/0367	1/01/1985	WD	Q	V		8,100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=1993] W48 S12 BAS=[YR=1993] S36 E20 PTO=[YR=1994] S18 E16 N18 W4 FOP=[YR=1993] N6 W8 S6 E8\$ W12\$ E4 N6 E8 S6 E20 N20 W4 N16 W48\$ E48 N12\$.											