LOT 62
SUNOWA SPRINGS #1 PBK 4/75

CLAY DAVID L & EDITH L L/E/
11380 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0062-0000

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 100
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	04	Quality Level 04

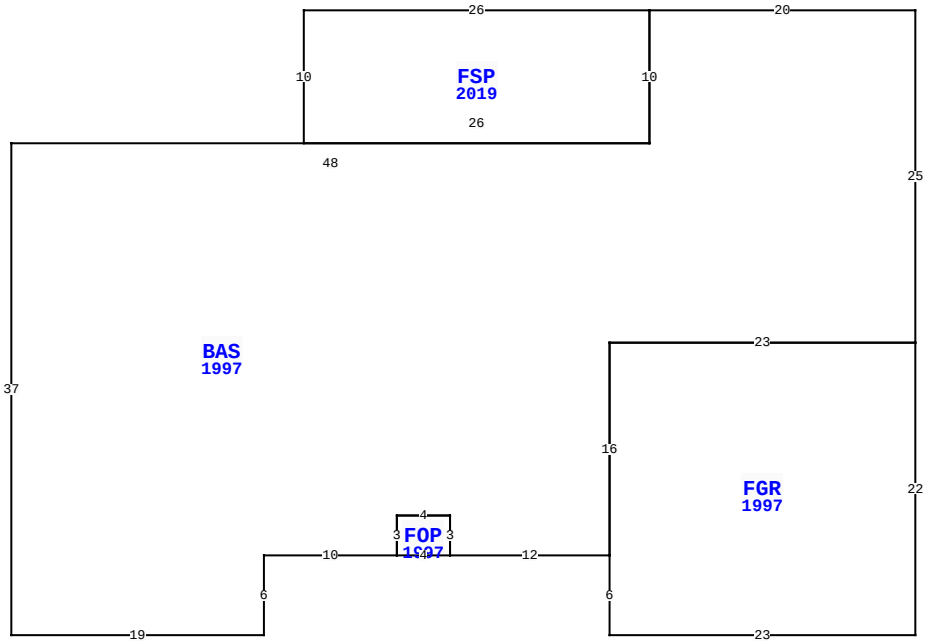
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100	1997	2,042	191,241
FGR	506	55	1997	278	26,035
FOP	12	30	1997	4	375
FSP	260	40	2019	104	9,740
TOTALS	2,820			2,428	227,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,428	112.1610	112.16	272,324	1997	2002	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 1998 Heated Area: 2042 HX Base Yr 1998



11380 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 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		278,376
TOTAL MARKET OB/XF VALUE		22,467
TOTAL LAND VALUE - MARKET		77,600
TOTAL MARKET VALUE		378,443
SOH/AGL Deduction		163,091
ASSESSED VALUE		215,352
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,630
TOTAL JUST VALUE		378,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007822	GARAGE	116,952	07/23/2019
17001338	REPAIR/RRF	21,808	02/17/2017
B007145	GARAGE	9,350	05/01/2000
B97	NEW CONSTR	91,565	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2772/951	3/07/2025	WD	U	I	11	100
GRANTOR: CLAY DAVID L & EDITH						
GRANTEE: CLAY FAMILY REVOCAB						
0773/0325	10/04/1996	WD	Q	V		25,000
GRANTOR: RIGDON RUSSELL R & VA						
GRANTEE: CLAY DAVID & EDITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W20 FSP=[YR=2019] W26 S10 E26 N10 $ S10 W48 S37 E19 N6 E10 FOP=[YR=1997] E4 N3 W4 S3 $ N3 E4 S3 E12 FGR=[YR=1997] S6 E23 N22 W23 S16 $ N16 E23 N25 $.

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	1997	1997	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	929.00	SF	5.20	5.20	100	1997	1997	3	72	3,478	
3	0510	GARAGE WD-	0	100	21	18	378.00	SF	29.75	29.75	100	2000	2000	3	27	3,036	
4	0681	POLE SHED	0	100	49	18	882.00	SF	15.00	15.00	100	2013	2013	3	68	8,996	
5	0811	CONCRETE B	0	100	0	0	831.00	SF	5.20	5.20	100	2019	2019	3	97	4,192	

LAND DESCRIPTION

TOTAL OB/XF 22,467

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	1.94	AC		1.00	1.00	1.00	40,000.00	40,000.00	77,600							

REVIEW DATE 01/06/2020 BY TW Total Acres: 1.94 Total Land Value: 77,600 Market: 0 Agricultural: 0 Common: 77,600 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

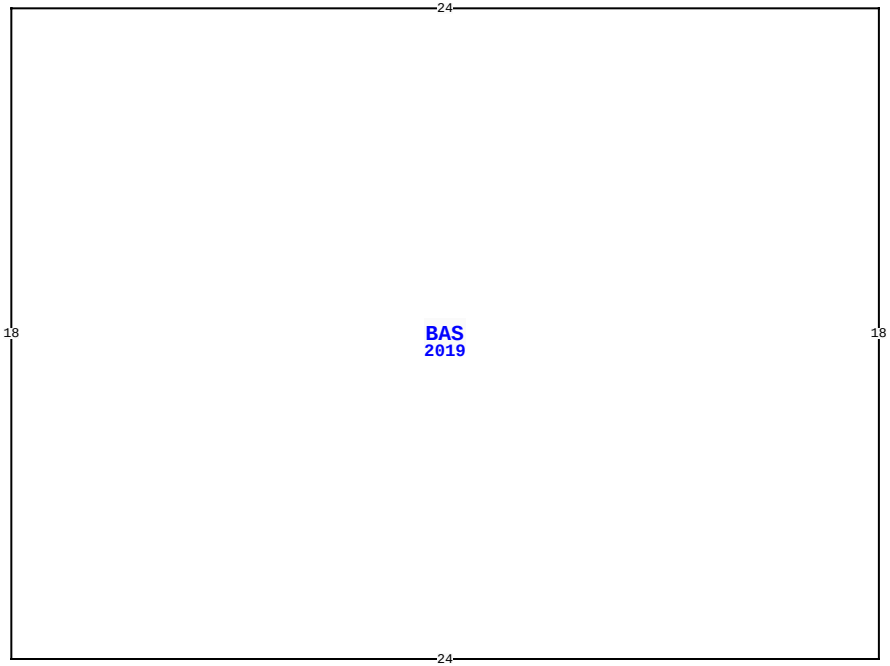
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	2019	432	7,255
TOTALS	432			432	7,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	432	58.1900	21.53	9,301	2008	2008	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 1998 Heated Area: 432 HX Base Yr 1998



11380 SUNOWA SPRINGS TR, BRYCEVILLE

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NASSAU COUNTY PROPERTY

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2772/951	3/07/2025	WD	U	I	11	100
GRANTOR: CLAY DAVID L & EDITH						
GRANTEE: CLAY FAMILY REVOCAB						
0773/0325	10/04/1996	WD	Q	V		25,000
GRANTOR: RIGDON RUSSELL R & VA						
GRANTEE: CLAY DAVID & EDITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S18 E24 N18$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2020 BY TW Total Acres: 1.94 Total Land Value: 77,600 Market: 0 Agricultural: 0 Common: 77,600 PRINTED 07/30/2025 BY SYS

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Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

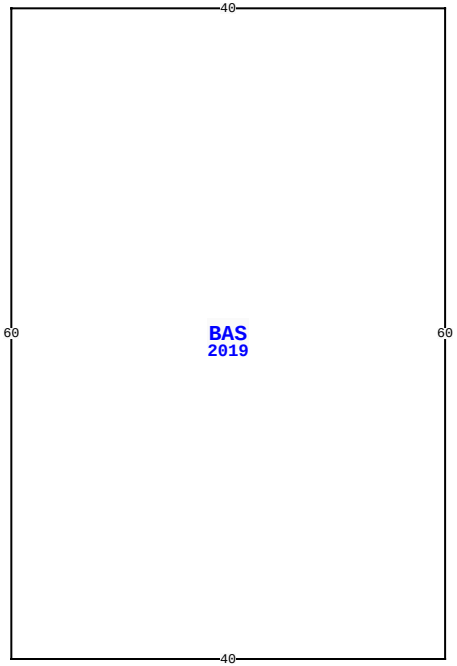
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2019	2,400	43,730
TOTALS	2,400			2,400	43,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	51.8420	19.18	46,032	2019	2019	0	0	0	5.00	95.00

3 GARAGE RES – 100% - 1998 Heated Area: 2400 HX Base Yr 1998



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11380 SUNOWA SPRINGS TR, BRYCEVILLE

NASSAU COUNTY PROPERTY

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GRANTOR: RIGDON RUSSELL R & VA						
GRANTEE: CLAY DAVID & EDITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S60 E40 N60$.

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 01/06/2020 BY TW Total Acres: 1.94 Total Land Value: 77,600 Market: 0 Agricultural: 0 Common: 77,600 PRINTED 07/30/2025 BY SYS