

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

2025

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 Floo	08 SHT VINYL 50
Interior Floo	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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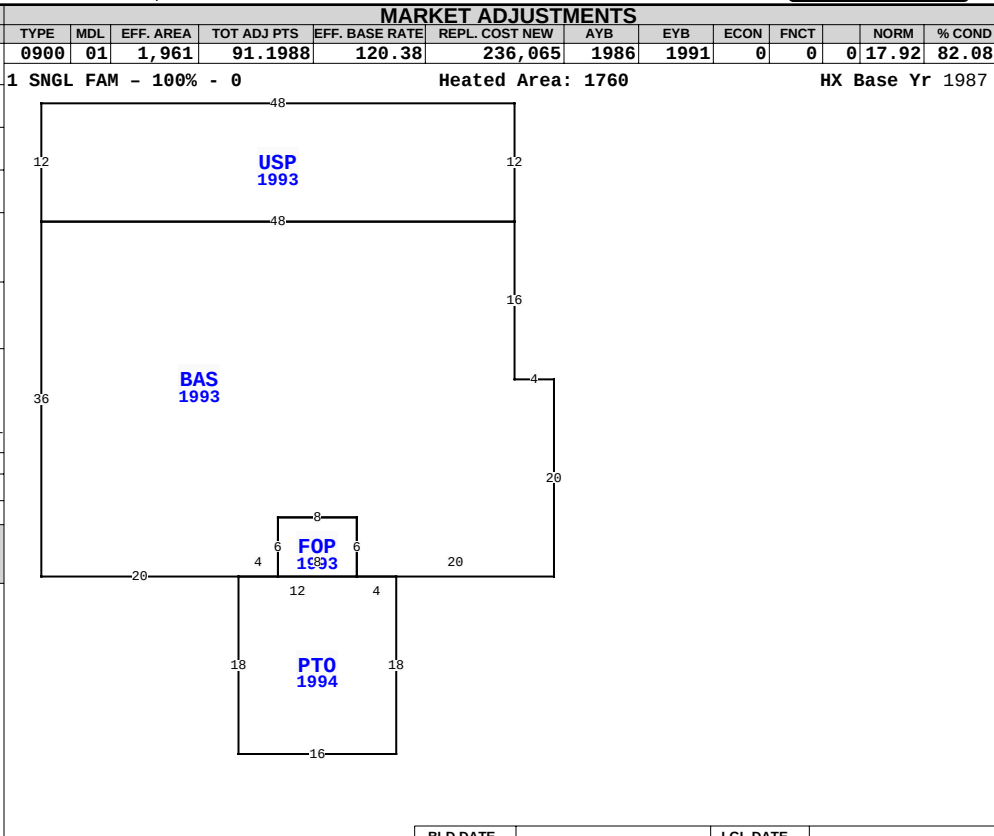
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1993	1,760	173,902
FOP	48	30	1993	14	1,383
PTO	288	5	1994	14	1,383
USP	576	30	1993	173	17,094

TOTALS	2,672			1,961	193,762
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EXTRA FEATURES		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	0940	SHEDS/PORT	0	100	4	16		64.00	SF 20.10	100	1987	1987	3	20	257	
2	0940	SHEDS/PORT	0	100	16	16		256.00	SF 18.30	100	1989	1989	3	20	937	
3	0350	CARPORT WD	0	100	10	22		220.00	SF 13.00	100	1989	1989	3	20	572	
4	0510	GARAGE WD-	0	100	40	40		1,600.00	SF 35.00	100	1993	1993	3	20	11,200	
5	0681	POLE SHED	0	100	0	0		300.00	SF 15.00	100	1993	1993	3	20	900	
6	0811	CONCRETE B	0	100	0	0		648.00	SF 5.20	100	1987	1987	3	49.5	1,668	
7	0351	CARPORT MT	0	100	24	25		600.00	SF 10.00	100	2020	2020	3	86	5,160	

LAND DESCRIPTION		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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.66	AC		1.00	1.00	1.00	40,000.00	40,000.00	66,400							

REVIEW DATE 03/05/2021 BY TWX



12736 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF		20,694	
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Total Acres: 1.66 Total Land Value: 66,400 Market: 0 Agricultural: 0 Common: 66,400

NASSAU COUNTY PROPERTY		PAGE 1 of 1		6
VALUATION SUMMARY		STANDARD		
VALUATION BY				
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE		193,762		
TOTAL MARKET OB/XF VALUE		20,694		
TOTAL LAND VALUE - MARKET		66,400		
TOTAL MARKET VALUE		280,856		
SOH/AGL Deduction		154,845		
ASSESSED VALUE		126,011		
TOTAL EXEMPTION VALUE	HX HB WX	55,722		
BASE TAXABLE VALUE		70,289		
TOTAL JUST VALUE		280,856		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		271,671		

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		TYPE	Q	V	RSN	SALE
OFF RECORD Number	DATE	INST	U	I	CD	PRICE
1452/0006	10/12/2006	WD	Q	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\$.	

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