LOT 1
IN OR 1395/806
SETTLER'S RIDGE @ CALICO

YCOY LIVING TRUST/YCOY JAIME M TRUSTEE
32080 SETTLERS RIDGE DRIVE
BRYCEVILLE, FL 32009

2023

10-1S-24-1935-0001-0000

BUILDING CHARACTERISTICS

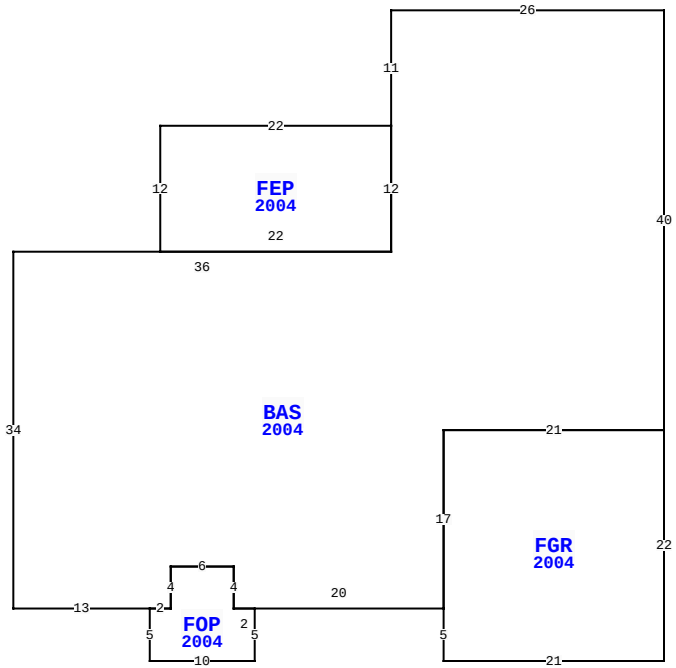
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,325	100	2,325	223,878
FEP	264	80	211	20,318
FGR	462	55	254	24,458
FOP	74	30	22	2,118
TOTALS	3,125		2,812	270,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,812	93.7440	111.32	313,032	2004	2004	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2005 Heated Area: 2325 HX Base Yr 2005



32080 SETTLERS RIDGE DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		270,773
TOTAL MARKET OB/XF VALUE		10,650
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		311,423
SOH/AGL Deduction		138,571
ASSESSED VALUE		172,852
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,852
TOTAL JUST VALUE		311,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412433	NEW CONSTR	161,976	01/03/2004
W04238	XFOB	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/0806	3/13/2006	WD	U	I	01	100
GRANTOR: YCOY JAIME & JOSEPHIN						
GRANTEE: YCOY JAIME M & JOSE						
1251/0038	8/05/2004	WD	Q	I		222,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: YCOY JAIME & JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W26 S11 FEP=[YR=2004] W22 S12 E22 N12$ S12 W36 S34 E13 FOP=[YR=2004] S5 E10 N5 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E20 FGR=[YR=2004] S5 E21 N22 W21 S17$ N17 E21 N40$.

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	0812	CONCRETE C	0	100	0	0	1,163.00	SF	4.00	4.00	100	2004	2004	3	86	4,001	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
3	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2006	2006	3	72	3,318	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	72	216	

LAND DESCRIPTION

TOTAL OB/XF 10,650

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	000115	C	SFR ACRES	100	0003		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS