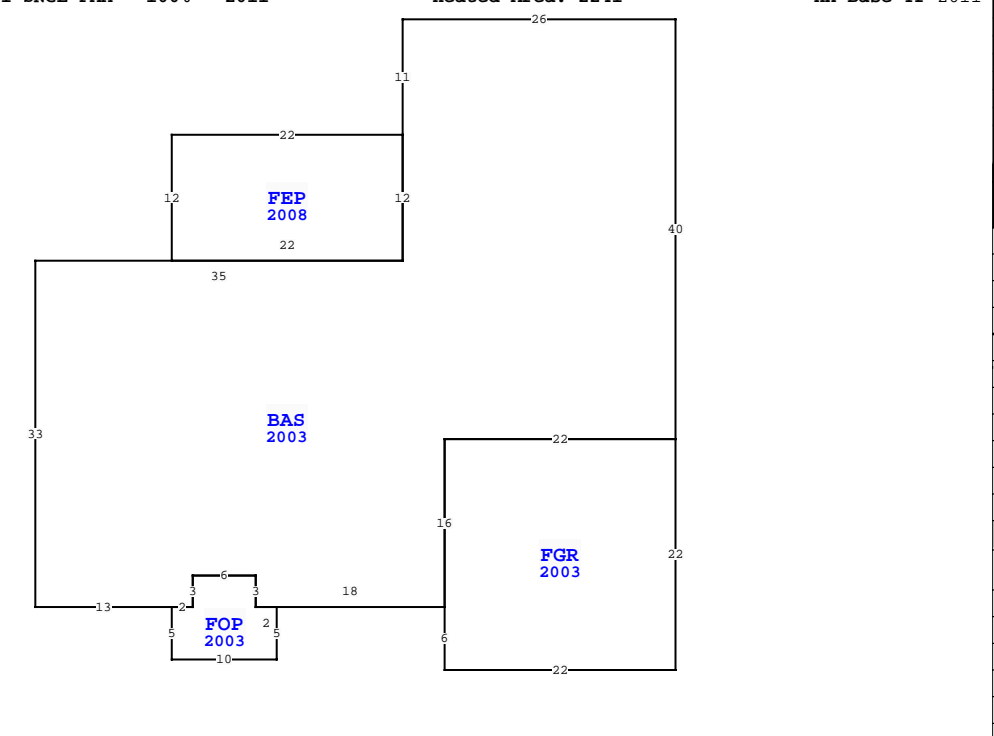


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,738	94.1760	111.83	306,191	2003	2008	0	0	10.50	89.50	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE		274,041		
TOTAL MARKET OB/XF VALUE		4,990		
TOTAL LAND VALUE - MARKET		30,000		
TOTAL MARKET VALUE		309,031		
SOH/AGL Deduction		143,910		
ASSESSED VALUE		165,121		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		115,121		
TOTAL JUST VALUE		309,031		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		304,309		



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	2,241	100	2,241	224,297
FEP	264	80	211	21,118
FGR	484	55	266	26,624
FOP	68	30	20	2,002
TOTALS	3,057		2,738	274,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006907	REPAIR/RRF	15,831	06/27/2019
B21103	TEMO SUNROOM	21,179	02/01/2008
B0310743	NEW CONSTR	162,063	01/02/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	12/28/2010	CN	Q	I	02	195,000

GRANTOR: FERGUSON JEFFREY W ET
GRANTEE: QUINN LORRA
1157/1775 7/30/2003 WD Q I 190,700
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: BENNETT MALINDA & J

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
1	0812	CONCRETE C	0	100	0	0		4.00	100	2003	2003	3	84	4,990	

32116 SETTLERS RIDGE DR, BRYCEVILLE										BLD DATE	LGL DATE
										XF DATE	LAND DATE
										INC DATE	AG DATE

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2003] W26 S11 FEP=[YR=2008] W22 S12 E22 N12\$ S12 W35 S33 E13 FOP=[YR=2003] S5 E10 N5 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E18 FGR=[YR=2003] S6 E22 N22 W22 S16\$ N16 E22 N40\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	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	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							