

LOT 4
SETTLER'S RIDGE @ CALICO
PB 6/243

CHRISTY MARION/
32138 SETTLERS RIDGE DR
BRYCEVILLE, FL 32009

2023

10-1S-24-1935-0004-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
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

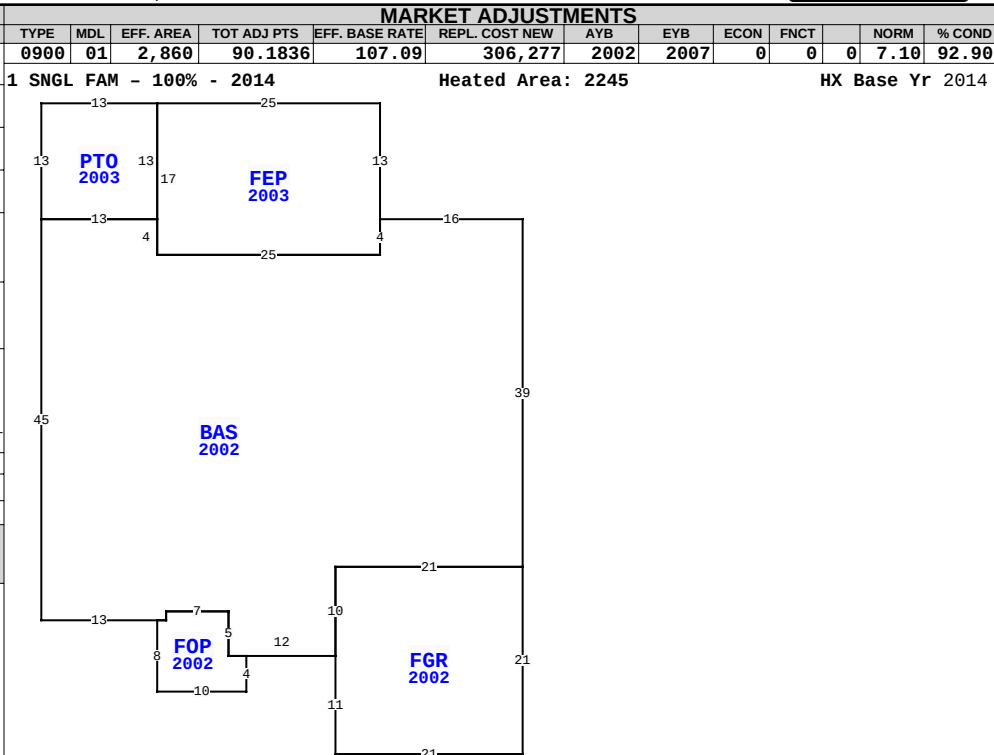
Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	08
NEIGHBORHOOD/LOC	8003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100	2,245	223,347
FEP	425	80	340	33,826
FGR	441	55	243	24,175
FOP	79	30	24	2,388
PTO	169	5	8	796

TOTALS	3,359	2,860	284,531
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	961.00	SF	5.20
3	0810	CONCRETE A	0	100	55	3	165.00	SF	6.50



32138 SETTLERS RIDGE DR, BRYCEVILLE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	961.00	SF	5.20	5.20	100	2002	2002	3	83	4,148	
3	0810	CONCRETE A	0	100	55	3	165.00	SF	6.50	6.50	100	2003	2003	3	84	901	

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
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										6									
VALUATION BY										STANDARD									
Tax Group: 6										Tax Dist:									
BUILDING MARKET VALUE										284,531									
TOTAL MARKET OB/XF VALUE										8,094									
TOTAL LAND VALUE - MARKET										30,000									
TOTAL MARKET VALUE										322,625									
SOH/AGL Deduction										146,812									
ASSESSED VALUE										175,813									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										125,813									
TOTAL JUST VALUE										322,625									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										314,133									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002766	REPAIR/RRF	41,407	03/20/2019
E0412304	NEW CONSTR	0	01/01/2004
B0210082	NEW CONSTR	0	08/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	7/30/2013	CN	Q	I	01	175,000	
GRANTOR: GEORGE PAMELA W							
GRANTEE: CHRISTY MARION							
1122/1886	3/19/2003	WD	Q	I		168,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: GEORGE WILLIAM & PA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W16 FEP=[YR=2003] N13 W25 PTO=[YR=2003] W13 S13 E13 N13\$ S17 E25 N4\$ S4 W25 N4 W13 S45 E13 FOP=[YR=2002] S8 E10 N4 W2 N5 W7 S1 W1 \$ E1 N1 E7 S5 E12 FGR=[YR=2002] S11 E21 N21 W21 S10 \$ N10 E21 N39 \$.									