LOT 12
SETTLER'S RIDGE @ CALICO
PB 6/243

RAUTTER WALTER C REV LVG TRUST/RAUTTER WALTER C TR
32252 SETTLERS RIDGE DRIVE
BRYCEVILLE, FL 32009

2023

10-1S-24-1935-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

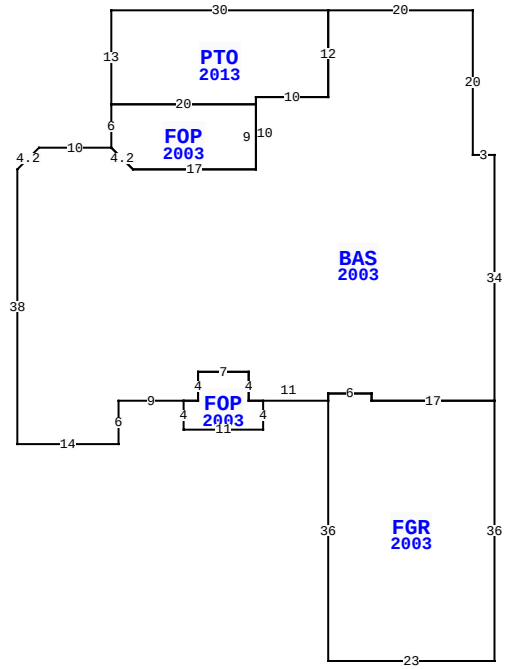
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,747	100	2,747	286,872
FGR	834	55	459	47,933
FOP	72	30	22	2,298
FOP	176	30	53	5,534
PTO	380	5	19	1,984
TOTALS	4,209		3,300	344,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,300	94.3092	111.99	369,567	2003	2013	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2004 Heated Area: 2747 HX Base Yr 2004



32252 SETTLERS RIDGE DR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		344,621
TOTAL MARKET OB/XF VALUE		11,622
TOTAL LAND VALUE - MARKET		63,360
TOTAL MARKET VALUE		419,603
SOH/AGL Deduction		208,222
ASSESSED VALUE		211,381
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,381
TOTAL JUST VALUE		419,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001655	REPAIR/RRF	7,746	02/11/2021
19003110	REPAIR/RRF	28,728	03/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/1918	12/08/2020	WD	U	I	11	100
GRANTOR: RAUTTER WALTER C JR						
GRANTEE: RAUTTER WALTER C JR						
2331/0036	11/11/2019	QC	U	I	11	100
GRANTOR: RAUTTER FAITH I						
GRANTEE: RAUTTER WALTER C JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W3 N20 W20 PTO=[YR=2013] W30 S13 FOP=[YR=2003] S6 D3 R3 E17N9 W20$ E20 N1 E10 N12$ S12 W10 S10 W17 U3 L3 W10 D3 L3 S38 E14 N6E9 FOP=[YR=2003] S4 E11 N4W2 N4 W7 S4 W2$ E2 N4 E7 S4 E11 FGR=[YR=2003] S36 E23 N36 W17 N1W6 S1$ N1 E6 S1 E17 N34$.

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	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	2,123.00	SF	4.00	4.00	100	2003	2003	3	84	7,133	
3	0479	VF PICKET	0	100	0	0	162.00	LF	10.00	10.00	100	2013	2013	3	87	1,409	

LAND DESCRIPTION

TOTAL OB/XF 11,622

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	3.52	AC		1.00	1.00	1.00	18,000.00	18,000.00	63,360							

REVIEW DATE 05/11/2021 BY TWJH Total Acres: 3.52 Total Land Value: 63,360 Market: 0 Agricultural: 0 Common: 63,360 PRINTED 08/02/2023 BY SYS