LOT 20
IN OR 1154/1735
SETTLER'S RIDGE @ CALICO

CHAPMAN ROBERT L JR & CHERYL L
32159 SETTLERS RIDGE DRIVE
BRYCEVILLE, FL 32009

2023

10-1S-24-1935-0020-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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

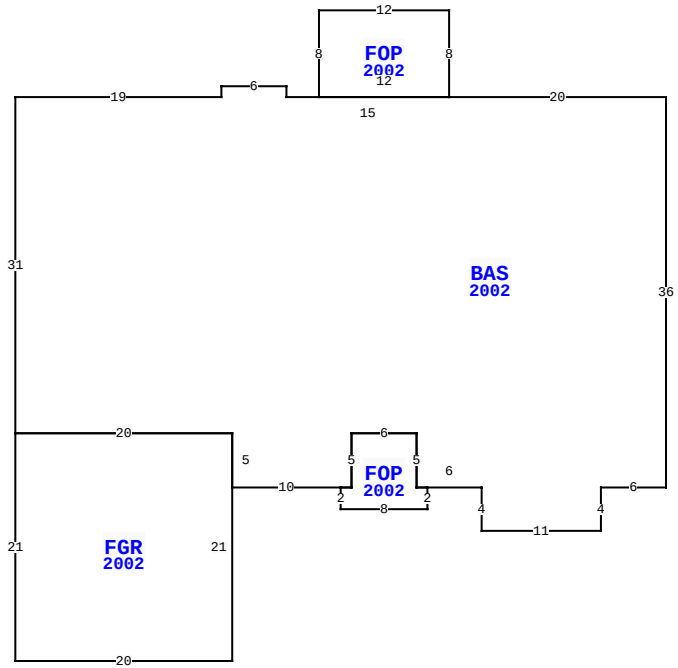
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2,080	209,473
FGR	420	55	231	23,263
FOP	46	30	14	1,410
FOP	96	30	29	2,921
TOTALS	2,642		2,354	237,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,354	94.0212	111.65	262,824	2002	2002	0	0	0	9.80	90.20

1 SNGL FAM – 100% - 2004 Heated Area: 2080 HX Base Yr 2004



32159 SETTLERS RIDGE DR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		237,067
TOTAL MARKET OB/XF VALUE		7,145
TOTAL LAND VALUE - MARKET		47,100
TOTAL MARKET VALUE		291,312
SOH/AGL Deduction		133,817
ASSESSED VALUE		157,495
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,495
TOTAL JUST VALUE		291,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210081	NEW CONSTR	154,583	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1154/1735	7/18/2003	WD	Q	I		164,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CHAPMAN ROBERT L JR						
1068/0646	7/15/2002	WD	U	V	19	26,400
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W20 FOP=[YR=2002] N8 W12 S8 E12 $ W15 N1 W6 S1 W19 S31 FGR=[YR=2002] S21 E20 N21 W20 $ E20 S5 E10 FOP=[YR=2002] S2 E8 N2 W1 N5 W6 S5 W1 $ E1 N5 E6 S5 E6 S4 E11 N4 E6 N36 $.

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	0811	CONCRETE B	0	100	0	0	950.00	SF	5.20	5.20	100	2002	2002	3	83	4,100	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 7,145

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	1.57	AC		1.00	1.00	1.00	30,000.00	30,000.00	47,100							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.57 Total Land Value: 47,100 Market: 0 Agricultural: 0 Common: 47,100 PRINTED 08/02/2023 BY SYS