

LOT 23
IN OR 1232/1740
SETTLER'S RIDGE @ CALICO

CALLAHAN RALPH J & DOROTHY MAE
32119 SETTLERS RIDGE DRIVE
BRYCEVILLE, FL 32009

2023

10-1S-24-1935-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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		

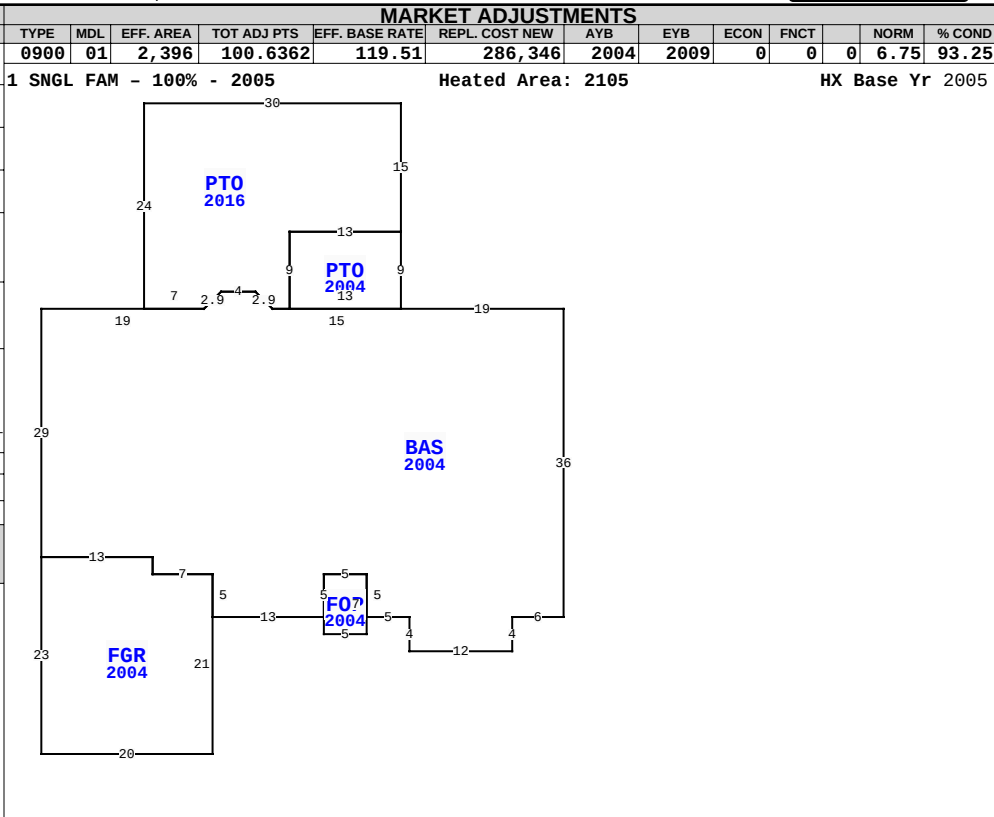
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100	2,105	234,588
FGR	446	55	245	27,304
FOP	35	30	10	1,114
PTO	117	5	6	669
PTO	591	5	30	3,343

TOTALS	3,294		2,396	267,018
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	979.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0811	CONCRETE B	0	100	0	0	700.00	SF	5.20
4	0820	WOOD WALK	0	100	0	0	120.00	SF	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0003		0.00	0.00	1.15

REVIEW DATE 01/06/2020 BY TWX



32119 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	0811	CONCRETE B	0	100	0	0	979.00	SF	5.20	5.20	100	2004	2004	3	86	4,378	
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	0811	CONCRETE B	0	100	0	0	700.00	SF	5.20	5.20	100	2005	2005	3	87	3,167	
4	0820	WOOD WALK	0	100	0	0	120.00	SF	11.75	11.75	100	2013	2013	3	47	663	

TOTAL OB/XF										11,323							
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
1	000115	C	SFR ACRES	100	0003		0.00	0.00	1.15	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,500

Total Acres: 1.15 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		267,018	
TOTAL MARKET OB/XF VALUE		11,323	
TOTAL LAND VALUE - MARKET		34,500	
TOTAL MARKET VALUE		312,841	
SOH/AGL Deduction		150,322	
ASSESSED VALUE		162,519	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		112,519	
TOTAL JUST VALUE		312,841	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		303,031	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006071	REPAIR/RRF	15,510	06/07/2019
W03134	NEW CONSTR	0	01/07/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1232/1740	5/24/2004	WD	Q	I		191,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: CALLAHAN RALPH J &							
1106/1779	1/13/2003	WD	U	V	19	28,900	
GRANTOR: CALICO DEVELOPMENT CO							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W19 PTO=[YR=2004] N9 PTO=[YR=2016] N15 W30 S24 E7 U2 R2 E4 D2 R2 E2 N9 E13\$ W13 S9 E13\$ W15 U2 L2 W4 D2 L2 W19 S29 FGR=[YR=2004] S23 E20 N21 W7 N2 W13\$E13 S2 E7 S5 E13 FOP=[YR=2004] S2 E5N7 W5 S5\$ N5 E5 S5 E5 S4 E12 N4 E6 N36\$.									