

LOT 1
IN OR 1395/806
SETTLER'S RIDGE @ CALICO

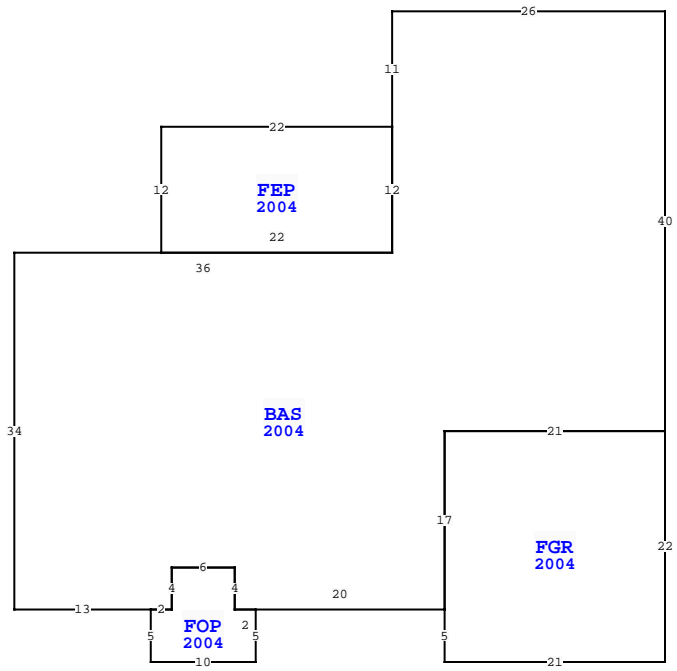
YCOY LIVING TRUST/YCOY JOSEPHINE E TRUSTEE
32080 SETTLERS RIDGE DRIVE
BRYCEVILLE, FL 32009

2024

10-1S-24-1935-0001-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 90	
Interior Floor	12	HARDWOOD 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
BAS	2,325	100	2,325
FEP	264	80	211
FGR	462	55	254
FOP	74	30	22
TOTALS	3,125		2,812

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,812	93.7440	117.18	329,510	2004	2004	0	0	14.25	85.75
1 SNGL FAM - 100% - 2005 Heated Area: 2325 HX Base Yr 2005											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			282,555
TOTAL MARKET OB/XF VALUE			10,375
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			327,930
SOH/AGL Deduction			149,892
ASSESSED VALUE			178,038
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			128,038
TOTAL JUST VALUE			327,930
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			311,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412433	NEW CONSTR	161,976	01/03/2004
W04238	XFOB	0	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/0806	3/13/2006	WD	U	I	01	100
GRANTOR: YCOY JAIME & JOSEPHIN						
GRANTEE: YCOY JAIME M & JOSE						
1251/0038	8/05/2004	WD	Q	I		222,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: YCOY JAIME & JOSEPH						

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	1,163.00	SF	4.00	4.00	100	2004	2004	3	84	3,908	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
3	0476	VF 6 SBPL	0	100	0	144.00	LF	32.00	32.00	100	2006	2006	3	69	3,180	
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2006	2006	3	69	207	
TOTALS																

32080 SETTLERS RIDGE DR, BRYCEVILLE

BLD DATE		LGL DATE	04/02/2024	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W26 S11 FEP=[YR=2004] W22 S12 E22 N12\$ S12 W36 S34 E13 FOP=[YR=2004] S5 E10 N5 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E20 FGR=[YR=2004] S5 E21 N22 W21 S17\$ N17 E21 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	PUD	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							