LOT 3
SETTLER'S RIDGE @ CALICO
PB 6/243

QUINN LORRA/
32116 SETTLERS RIDGE DRIVE
BRYCEVILLE, FL 32009

2024

10-1S-24-1935-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

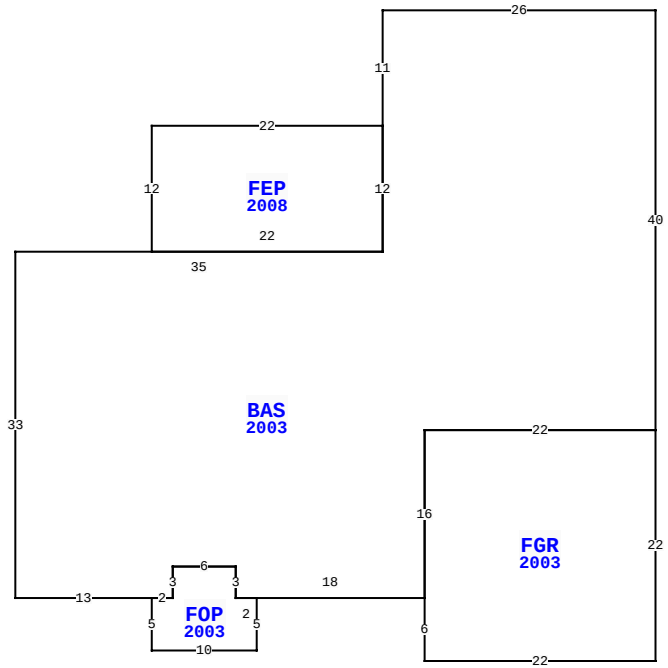
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,241	100	2,241	234,132
FEP	264	80	211	22,045
FGR	484	55	266	27,791
FOP	68	30	20	2,089
TOTALS	3,057		2,738	286,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,738	94.1760	117.72	322,317	2003	2008	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2011 Heated Area: 2241 HX Base Yr 2011



32116 SETTLERS RIDGE DR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		286,056
TOTAL MARKET OB/XF VALUE		4,930
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		325,986
SOH/AGL Deduction		155,911
ASSESSED VALUE		170,075
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,075
TOTAL JUST VALUE		325,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006907	REPAIR/RRF	15,831	06/27/2019
B21103	TEMO SUNROOM	21,179	02/01/2008
B0310743	NEW CONSTR	162,063	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	12/28/2010	CN	Q	I	02	195,000
GRANTOR: FERGUSON JEFFREY W ET						
GRANTEE: QUINN LORRA						
1157/1775	7/30/2003	WD	Q	I		190,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BENNETT MALINDA & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W26 S11 FEP=[YR=2008] W22 S12 E22 N12$ S12 W35 S33 E13 FOP=[YR=2003] S5 E10 N5 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E18 FGR=[YR=2003] S6 E22 N22 W22 S16$ N16 E22 N40$.

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	0812	CONCRETE C	0	100	0	0	1,485.00	SF	4.00	4.00	100	2003	2003	3	83	4,930	

LAND DESCRIPTION

TOTAL OB/XF 4,930

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	PUD	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2020 BY TWX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS