

LOT 4
SETTLER'S RIDGE @ CALICO
PB 6/243

CHRISTY MARION/
32138 SETTLERS RIDGE DR
BRYCEVILLE, FL 32009

2024

10-1S-24-1935-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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		

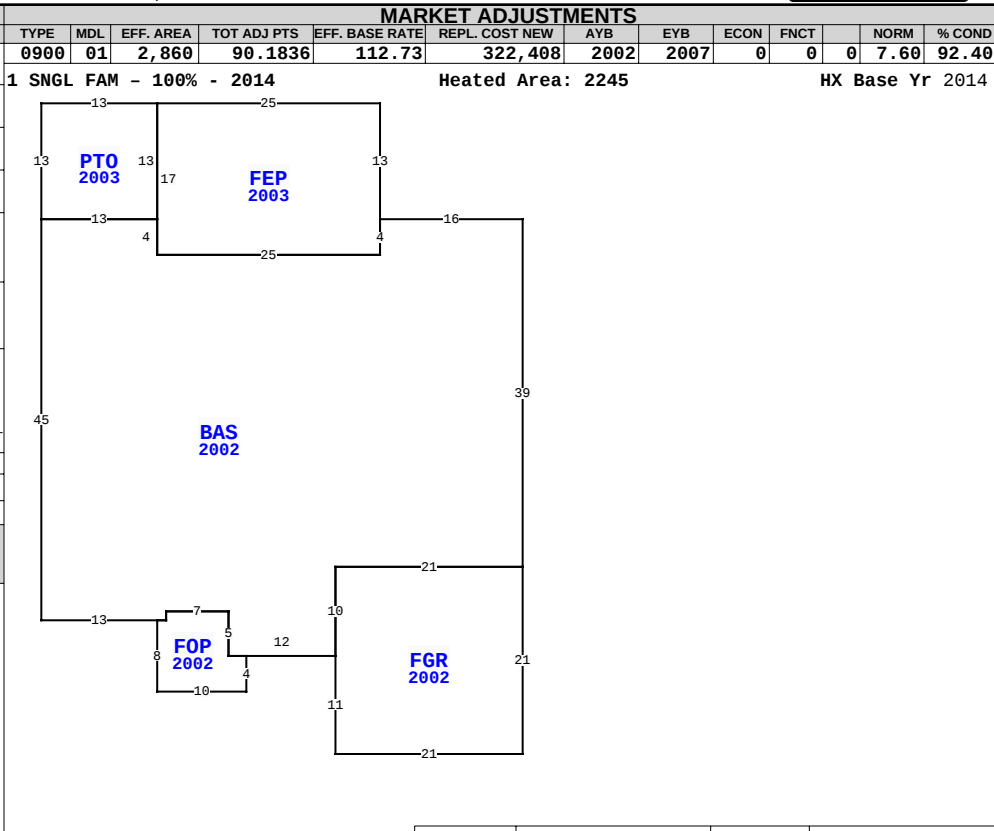
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100	2,245	233,845
FEP	425	80	340	35,415
FGR	441	55	243	25,311
FOP	79	30	24	2,500
PTO	169	5	8	833
TOTALS	3,359		2,860	297,905

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	961.00	SF	5.20	5.20	100	2002	2002	3	82	4,098	
3	0810	CONCRETE A	0	100	55	3	165.00	SF	6.50	6.50	100	2003	2003	3	83	890	

LAND DESCRIPTION

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							



32138 SETTLERS RIDGE DR, BRYCEVILLE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/02/2024	MLU
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NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		297,905
TOTAL MARKET OB/XF VALUE		7,998
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		340,903
SOH/AGL Deduction		159,816
ASSESSED VALUE		181,087
TOTAL EXEMPTION VALUE	VX HX HB	55,000
BASE TAXABLE VALUE		126,087
TOTAL JUST VALUE		340,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002766	REPAIR/RRF	41,407	03/20/2019
E0412304	NEW CONSTR	0	01/01/2004
B0210082	NEW CONSTR	0	08/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	7/30/2013	CN	Q	I	01	175,000
GRANTOR: GEORGE PAMELA W						
GRANTEE: CHRISTY MARION						
1122/1886	3/19/2003	WD	Q	I		168,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GEORGE WILLIAM & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 FEP=[YR=2003] N13 W25 PTO=[YR=2003] W13 S13 E13 N13\$ S17 E25 N4\$ S4 W25 N4 W13 S45 E13 FOP=[YR=2002] S8 E10 N4 W2 N5 W7 S1 W1 \$ E1 N1 E7 S5 E12 FGR=[YR=2002] S11 E21 N21 W21 S10 \$ N10 E21 N39 \$.