LOT 9
IN OR 1227/323
SETTLER'S RIDGE @ CALICO

BRABHAM TONYA P & JOE FRANK
32228 SETTLERS RIDGE DRIVE
BRYCEVILLE, FL 32009

2024

10-1S-24-1935-0009-0000

BUILDING CHARACTERISTICS

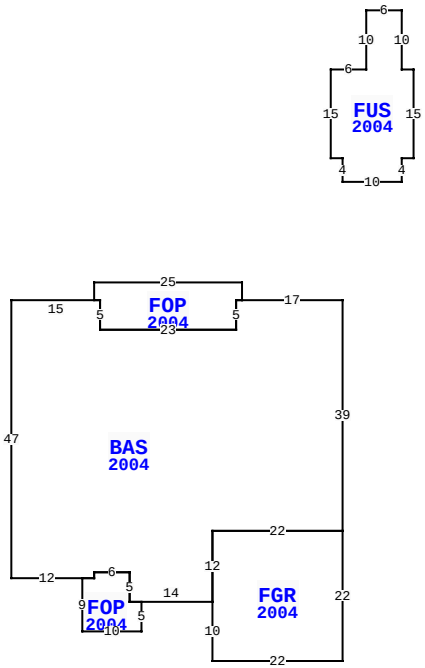
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,391	100	2,391	234,777
FGR	484	55	266	26,119
FOP	88	30	26	2,553
FOP	190	30	57	5,597
FUS	310	100	310	30,440
TOTALS	3,463		3,050	299,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,050	86.6088	108.26	330,193	2004	2004	0	0	0	9.30	90.70

1 SNGL FAM – 100% - 2005 Heated Area: 2701 HX Base Yr 2005



32228 SETTLERS RIDGE DR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		299,485
TOTAL MARKET OB/XF VALUE		7,629
TOTAL LAND VALUE - MARKET		39,200
TOTAL MARKET VALUE		346,314
SOH/AGL Deduction		159,984
ASSESSED VALUE		186,330
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,330
TOTAL JUST VALUE		346,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412143	NEW CONSTR	197,974	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1227/0323	5/03/2004	WD	Q	I		211,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRABHAM TONYA & JO						
1107/0935	1/15/2003	WD	U	V	19	96,700
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

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	1,354.00	SF	4.00	4.00	100	2004	2004	3	84	4,549	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	

BUILDING DIMENSIONS

BAS=[YR=2004] W17 FOP=[YR=2004] N3 W25 S3 E1 S5 E23 N5 E1$ W1 S5 W23 N5 W15 S47 E12 FOP=[YR=2004] S9 E10 N5 W2 N5 W6 S1 W2$ E2 N1 E6 S5 E14 FGR=[YR=2004] S10 E22 N22 W22 S12$ N12 E22 N39$ PTR=N20 FUS=[YR=2004] N4 W2 N15 E6 N10 E6 S10 E2 S15 W2 S4 W10$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 7,629

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	1.12	AC		1.00	1.00	1.00	35,000.00	35,000.00	39,200							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.12 Total Land Value: 39,200 Market: 0 Agricultural: 0 Common: 39,200 PRINTED 08/06/2024 BY SYS