



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,985	100	1,985	219,901
BAS	357	100	357	39,549
FGR	400	55	220	24,372
FOP	383	30	115	12,740
TOTALS	3,125		2,677	296,562

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,306.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	13.20	13.20	
4	0681	POLE SHED	0	100	48	26	1,248.00	SF	30.00	30.00	
5	1242	WD DECK A	0	100	0	0	380.00	SF	7.50	7.50	
6	1242	WD DECK A	0	100	0	0	470.00	SF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0003	PUD	0.00	0.00	1.75	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,677	95.2992	119.12	318,884	2003	2008	0	0	7.00	93.00
1 SNGL FAM - 100% - 2021 Heated Area: 2342 HX Base Yr 2021											
32229 SETTLERS RIDGE DR, BRYCEVILLE											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		296,562	
TOTAL MARKET OB/XF VALUE		44,152	
TOTAL LAND VALUE - MARKET		61,250	
TOTAL MARKET VALUE		401,964	
SOH/AGL Deduction		91,278	
ASSESSED VALUE		310,686	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		260,686	
TOTAL JUST VALUE		401,964	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		381,447	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008803	REPAIR/RRF	15,250	08/28/2018
B1632572	CARPORT	27,855	06/30/2016
R1615119	REPAIR/RRF	700	06/30/2016
E14745	ELEC OTHER	750	04/01/2005
B0412940	SWIM POOL	1,000	01/06/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2394/1774	9/18/2020	WD	Q	I	01
GRANTOR: CORBITT MICHAEL K JR					
GRANTEE: WILLIAMS MICHAEL P					
1876/0933	8/21/2013	WD	Q	I	01
GRANTOR: REARICK LISA A					
GRANTEE: CORBITT MICHAEL K J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W12 BAS=[YR=2020] N10 W21 S17 E21 N7 \$ S7 W21 N7 W20 S28 FGR=[YR=2003] S20 FOP=[YR=2003] S7 E53 N7 W13 N2 W6 S2 W34 \$ E20 N20 W20 \$ E20 S20 E14 N2 E6 S2 E13 N48 \$.											