



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LVT/LAMMT 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	1,928	100	1,928	207,755
FGR	400	55	220	23,707
FOP	96	30	29	3,125
FOP	122	30	37	3,987
TOTALS	2,546		2,214	238,574

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,280.00	SF	4.00	4.00	100	2003
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003
3	0861	POOL GUNIT	0 100	0	0	350.00	SF	85.00	85.00	100	2016
4	0855	CONC PAVER	0 100	0	0	350.00	SF	10.00	10.00	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0003	PUD	0.00	0.00	1.70	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,214	95.7852	119.73	265,082	2003	2003	0	0	10.00	90.00
1 SNGL FAM - 100% - 2023 Heated Area: 1928 HX Base Yr 2023											
32215 SETTLERS RIDGE DR, BRYCEVILLE											
BLD DATE: 04/02/2024 MLU											

TOTAL OB/XF											
34,753											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			238,574
TOTAL MARKET OB/XF VALUE			34,753
TOTAL LAND VALUE - MARKET			59,500
TOTAL MARKET VALUE			332,827
SOH/AGL Deduction			53,311
ASSESSED VALUE			279,516
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			229,516
TOTAL JUST VALUE			332,827
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			314,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310799	NEW CONSTR	242,160	01/02/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2321/1247	11/21/2019	WD Q	I	01	
GRANTOR:WHITTEMORE JEREMY E & GRANTEE:MCGINLEY TERRY SCOT					
1915/0983	3/19/2014	SW U	I	18	
GRANTOR:THE SECRETARY OF VETE GRANTEE:WHITTEMORE JEREMY E					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2003] W18 FOP=[YR=2003] N8 W12 S8 E12\$ W34 S25 FGR=[YR=2003] S20 E20 N20 W20\$ E20 S20 FOP=[YR=2003] S5 E22 N5 W2 N2 W6 S2 W14\$ E14 N2 E6 S2 E12 N45\$.					