

LOT 18  
IN OR 1228/604  
SETTLER'S RIDGE @ CALICO

COLGAN ROBERT ALLEN & NANCY JO  
32195 SETTLERS RIDGE DRIVE  
BRYCEVILLE, FL 32009

2024

10-1S-24-1935-0018-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 80     |
| Exterior Wall            | 20 | FACE BRICK 20  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 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       | 2,166            | 100         | 2,166        | 231,995              |
| FGR       | 441              | 55          | 243          | 26,028               |
| FOP       | 117              | 30          | 35           | 3,749                |
| FSP       | 258              | 40          | 103          | 11,032               |
| TOTALS    | 2,982            |             | 2,547        | 272,803              |

| 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  | 1,070.00 | SF | 4.00  | 4.00           |       |
| 2              | 0861       | POOL GUNIT  | 0   | 100 | 30 | 15 | 450.00   | SF | 85.00 | 85.00          |       |
| 3              | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 747.00   | SF | 7.25  | 7.25           |       |
| 4              | 0752       | USP         | 0   | 100 | 10 | 8  | 80.00    | SF | 15.00 | 15.00          |       |

| 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  | 1.73        | AC        |       |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |       |  |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 0900                                                       | 01  | 2,547     | 95.4720     | 119.34         | 303,959        | 2004 | 2004 | 0    | 0    | 0    | 10.25  | 89.75 |  |
| 1 SNGL FAM - 100% - 2005 Heated Area: 2166 HX Base Yr 2005 |     |           |             |                |                |      |      |      |      |      |        |       |  |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |       |  |
| 32195 SETTLERS RIDGE DR, BRYCEVILLE                        |     |           |             |                |                |      |      |      |      |      |        |       |  |

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

| NASSAU COUNTY PROPERTY    |  |             |  |
|---------------------------|--|-------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1 |  |
| VALUATION BY              |  | STANDARD    |  |
| Tax Group: 6              |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  | 272,803     |  |
| TOTAL MARKET OB/XF VALUE  |  | 25,713      |  |
| TOTAL LAND VALUE - MARKET |  | 60,550      |  |
| TOTAL MARKET VALUE        |  | 359,066     |  |
| SOH/AGL Deduction         |  | 166,105     |  |
| ASSESSED VALUE            |  | 192,961     |  |
| TOTAL EXEMPTION VALUE     |  | 50,000      |  |
| BASE TAXABLE VALUE        |  | 142,961     |  |
| TOTAL JUST VALUE          |  | 359,066     |  |
| NCON VALUE                |  | 0           |  |
| INCOME VALUE              |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  | 340,652     |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B16531     | SWIM POOL   | 12,000 | 04/01/2005 |
| M047831    | H/AC        | 0      | 01/01/2004 |
| M047838    | H/AC        | 0      | 01/01/2004 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2702/1973                      | 3/26/2024 | WD        | Q   | I   | 01     | 490,000    |
| GRANTOR: STONE JOHN J & HEATHE |           |           |     |     |        |            |
| GRANTEE: COLGAN ROBERT ALLEN   |           |           |     |     |        |            |
| 1228/0604                      | 5/06/2004 | WD        | Q   | I   |        | 178,200    |
| GRANTOR: SEDA CONSTRUCTION COM |           |           |     |     |        |            |
| GRANTEE: STONE JOHN J & HEAT   |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004] W12 FSP=[YR=2012] N8 W24 S8 E1 S3 E22 N3 E1\$ W1 S3 W22 N3 W15 S42 FGR=[YR=2004] S21 E21 N9 FOP=[YR=2004] E18 N9 W2 N2 W5 S7 W11 S4\$ N12 W21\$ E21 S8 E11 N7 E5 S2 E13 N45\$ . |  |  |  |  |  |  |  |  |  |  |  |