LOT 22
IN OR 1107/1869
SETTLER'S RIDGE @ CALICO

BRYAN ELLEN M
32131 SETTLER'S RIDGE DRIVE
BRYCEVILLE, FL 32009

2024

10-1S-24-1935-0022-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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		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

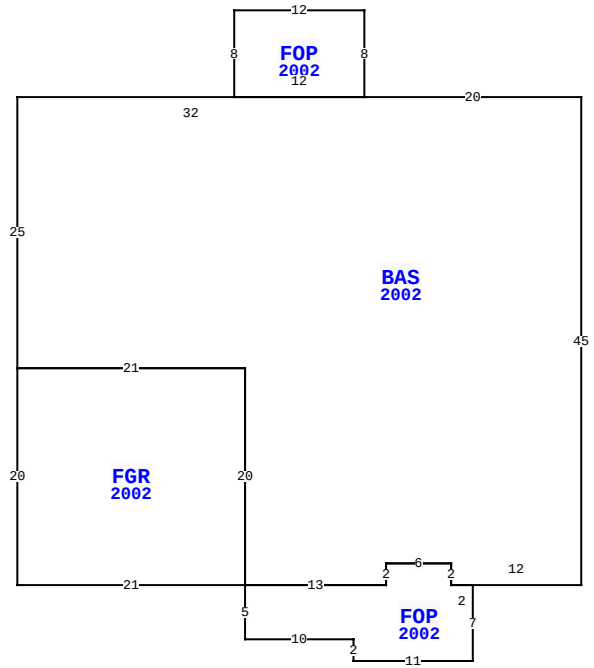
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	1,908	203,331
FGR	420	55	231	24,617
FOP	96	30	29	3,090
FOP	139	30	42	4,476
TOTALS	2,563		2,210	235,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,210	95.2560	119.07	263,145	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2003 Heated Area: 1908 HX Base Yr 2003



32131 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		235,515
TOTAL MARKET OB/XF VALUE		7,189
TOTAL LAND VALUE - MARKET		45,500
TOTAL MARKET VALUE		288,204
SOH/AGL Deduction		135,772
ASSESSED VALUE		152,432
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,432
TOTAL JUST VALUE		288,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1107/1869	1/17/2003	WD	U	I	21	163,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRYAN ELLEN M						
1018/0427	11/06/2001	WD	U	V	19	28,900
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W20 FOP=[YR=2002] N8 W12 S8 E12 $ W32 S25
FGR=[YR=2002] S20 E21 FOP=[YR=2002] S5 E10 S2 E11 N7 W2 N2
W6 S2 W13 $ N20 W21 $ E21 S20 E13 N2 E6 S2 E12 N45 $.

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	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	0812	CONCRETE C	0	100	0	0	1,274.00	SF	4.00	4.00	100	2002	2002	3	82	4,179	

LAND DESCRIPTION

TOTAL OB/XF 7,189

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	1.30	AC		1.00	1.00	1.00	35,000.00	35,000.00	45,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.30 Total Land Value: 45,500 Market: 0 Agricultural: 0 Common: 45,500 PRINTED 08/06/2024 BY SYS