

LOT 23  
IN OR 1232/1740  
SETTLER'S RIDGE @ CALICO

CALLAHAN RALPH J & DOROTHY MAE  
32119 SETTLERS RIDGE DRIVE  
BRYCEVILLE, FL 32009

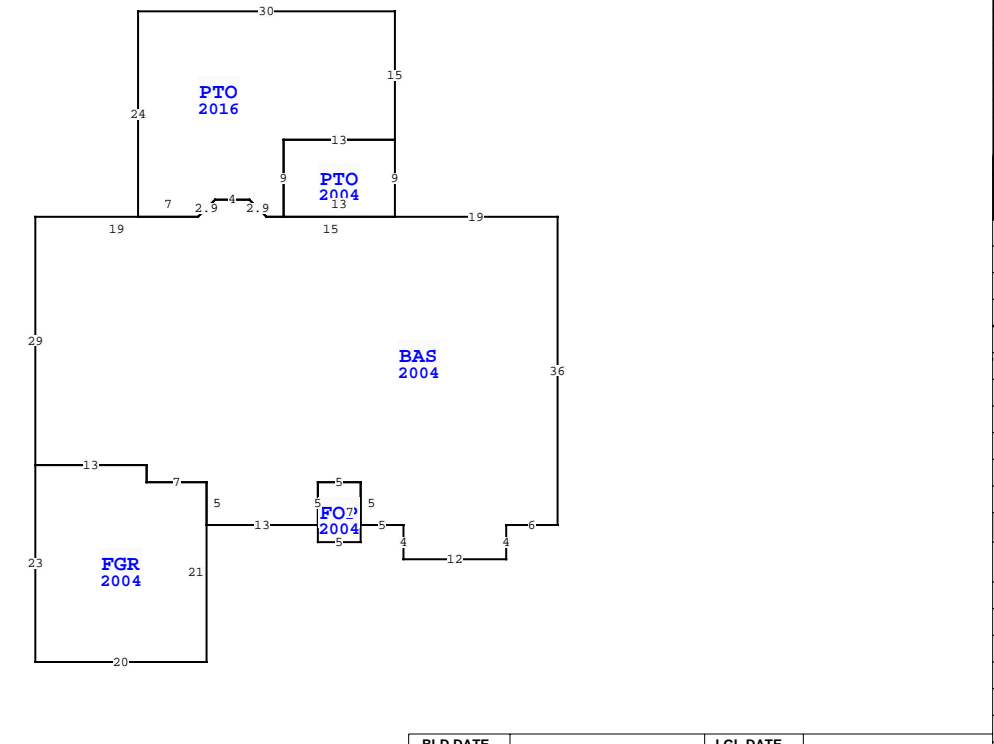
2024

10-1S-24-1935-0023-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	20	FACE BRICK 20	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 90	
Interior Floor	14	CARPET 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,396	100.6362	125.80	301,417	2004	2009	0	0	0	7.30	92.70		



NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE			279,414	
TOTAL MARKET OB/XF VALUE			11,050	
TOTAL LAND VALUE - MARKET			40,250	
TOTAL MARKET VALUE			330,714	
SOH/AGL Deduction			163,319	
ASSESSED VALUE			167,395	
TOTAL EXEMPTION VALUE			HX HB 50,000	
BASE TAXABLE VALUE			117,395	
TOTAL JUST VALUE			330,714	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			312,841	

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
BAS	2,105	100
FGR	446	55
FOP	35	30
PTO	117	5
PTO	591	5
TOTALS	3,294	2,396
SUBAREA MARKET VALUE		279,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006071	REPAIR/RRF	15,510	06/07/2019
W03134	NEW CONSTR	0	01/07/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1232/1740	5/24/2004	WD Q	Q	I		191,900

EXTRA FEATURES														TOTAL OB/XF		11,050		
L N	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	0811	CONCRETE B	0	100	0	0			979.00	SF	5.20	5.20	100	2004	2004	3	84	4,276
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
3	0811	CONCRETE B	0	100	0	0			700.00	SF	5.20	5.20	100	2005	2005	3	86	3,130
4	0820	WOOD WALK	0	100	0	0			120.00	SF	11.75	11.75	100	2013	2013	3	40	564

BUILDING NOTES				
GRANTOR: SEDA CONSTRUCTION COM				
GRANTEE: CALLAHAN RALPH J &				
1106/1779	1/13/2003	WD U	V	19
GRANTOR: CALICO DEVELOPMENT CO				
GRANTEE: SEDA CONSTRUCTION C				

BUILDING DIMENSIONS									
BAS=[YR=2004] W19 PTO=[YR=2004] N9 PTO=[YR=2016] N15 W30 S24 E7 U2 R2 E4 D2 R2 E2 N9 E13\$ W13 S9 E13\$ W15 U2 L2 W4 D2 L2 W19 S29 FGR=[YR=2004] S23 E20 N21 W7 N2 W13\$E13 S2 E7 S5 E13 FOP=[YR=2004] S2 E5N7 W5 S5\$ N5 E5 S5 E5 S4 E12 N4 E6 N36\$ .									

LAND DESCRIPTION										TOTAL OB/XF										11,050				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.15	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,250							