

LOT 1
IN OR 1395/806
SETTLER'S RIDGE @ CALICO

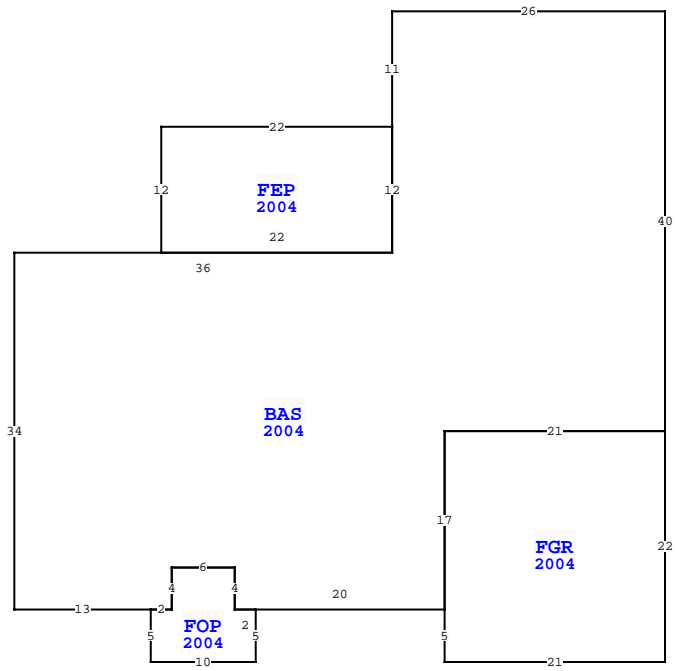
YCOY LIVING TRUST/YCOY JOSEPHINE E TRUSTEE
32080 SETTLERS RIDGE DRIVE
BRYCEVILLE, FL 32009

2025

10-1S-24-1935-0001-0000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 20 | FACE BRICK | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 12 | HARDWOOD | 10 |
| 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 | YEAR |
| BAS | 2,325 | 100 | 2004 |
| FEP | 264 | 80 | 2004 |
| FGR | 462 | 55 | 2004 |
| FOP | 74 | 30 | 2004 |
| TOTALS | 3,125 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,812 | 93.7440 | 123.74 | 347,957 | 2004 | 2004 | 0 | 0 | 15.00 | 85.00 |
| 1 SNGL FAM - 100% - 2005 Heated Area: 2325 HX Base Yr 2005 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 6 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 6 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 295,763 |
| TOTAL MARKET OB/XF VALUE | | | 10,145 |
| TOTAL LAND VALUE - MARKET | | | 45,000 |
| TOTAL MARKET VALUE | | | 350,908 |
| SOH/AGL Deduction | | | 167,707 |
| ASSESSED VALUE | | | 183,201 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 132,479 |
| TOTAL JUST VALUE | | | 350,908 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 327,930 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B0412433 | NEW CONSTR | 161,976 | 01/03/2004 |
| W04238 | XFOB | 0 | 01/01/2004 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1395/0806 | 3/13/2006 | WD Q | Q | I | 01 | 100 |

GRANTOR: YCOY JAIME & JOSEPHIN
GRANTEE: YCOY JAIME M & JOSE
1251/0038 8/05/2004 WD Q I 222,400
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: YCOY JAIME & JOSEPH

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 1,163.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 83 | 3,861 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 87 | 3,045 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 144.00 | LF | 32.00 | 32.00 | 100 | 2006 | 2006 | 3 | 66 | 3,041 | |
| 4 | 0470 | VNYL GATE | 0 | 100 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2006 | 2006 | 3 | 66 | 198 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000100 | C | RES | 100 | 0003 | PUD | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |