LOT 2
IN OR 2240/1554
SETTLER'S RIDGE @ CALICO

FINK ROBERT L JR & JANE A
32098 SETTLERS RIDGE DR
BRYCEVILLE, FL 32009

2025

10-1S-24-1935-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	13	LVT/LAMNT 40
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
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 08

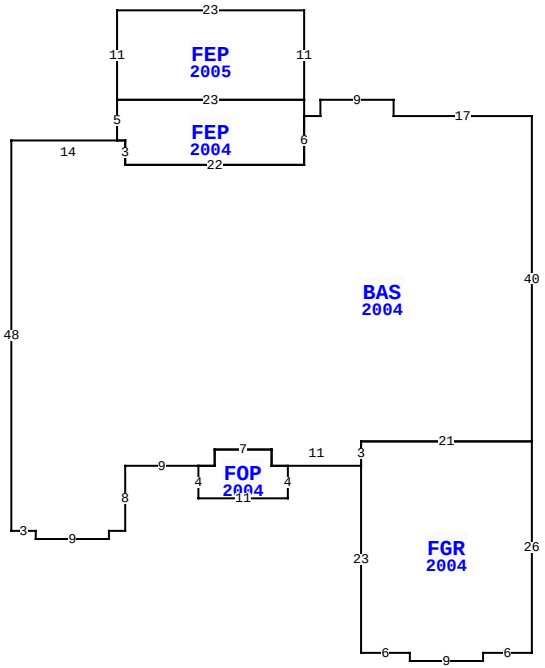
NEIGHBORHOOD/LOC 8003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	2004	2,640	319,218
FEP	181	80	2004	145	17,532
FEP	253	80	2005	202	24,425
FGR	555	55	2004	305	36,880
FOP	58	30	2004	17	2,055
TOTALS	3,687			3,309	400,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,309	99.0288	130.72	432,552	2004	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2019 Heated Area: 2640 HX Base Yr 2019



32098 SETTLERS RIDGE DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	450,292
TOTAL MARKET OB/XF VALUE	40,802
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	536,094
SOH/AGL Deduction	190,538
ASSESSED VALUE	345,556
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	294,834
TOTAL JUST VALUE	536,094
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	506,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006039	REPAIR/RRF	0	06/07/2019
B15619	SWIM POOL	35,000	05/01/2005
E0413296	NEW CONSTR	0	01/07/2004
M047789	H/AC	0	01/01/2004
B0311958	NEW CONSTR	196,625	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2240/1554	12/03/2018	WD	Q	I	01	340,000
GRANTOR: DORNER SHERI R						
GRANTEE: FINK ROBERT L JR &						
2240/1552	11/01/2018	QC	U	I	11	100
GRANTOR: DORNER MARK E						
GRANTEE: DORNER SHERI R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 N2 W9 S2 W2 FEP=[YR=2004] N2 FEP=[YR=2005] N11 W23 S11 E23$ W23 S5 E1 S3 E22 N6$ S6 W22 N3 W14 S48 E3 S1 E9 N1 E2 N8 E9 FOP=[YR=2004] S4 E11 N4 W2 N2 W7 S2 W2$ E2 N2 E7 S2 E11 FGR=[YR=2004] S23 E6 S1 E9 N1 E6N26 W21 S3$ N3 E21 N40$.

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	0812	CONCRETE C	0	100	0	0	2,633.00	SF	4.00	4.00	100	2004	2004	3	83	8,742	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
3	0940	SHEDS/PORT	0	100	7	7	49.00	SF	21.30	21.30	100	2004	2004	3	21	219	
4	0811	CONCRETE B	0	100	0	0	595.00	SF	5.20	5.20	100	2005	2005	3	84	2,599	
5	0861	POOL GUNIT	0	100	15	32	480.00	SF	85.00	85.00	100	2005	2005	3	36	14,688	
6	0855	CONC PAVER	0	100	0	0	1,170.00	SF	10.00	10.00	100	2005	2005	3	84	9,828	
7	1242	WD DECK A	0	100	0	0	295.00	SF	10.00	10.00	100	2006	2006	3	24	708	
8	0350	CARPORT WD	0	100	24	13	312.00	SF	13.00	13.00	100	2006	2006	3	24	973	

LAND DESCRIPTION

TOTAL OB/XF 40,802

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	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							

REVIEW DATE 01/06/2020 BY TWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 08

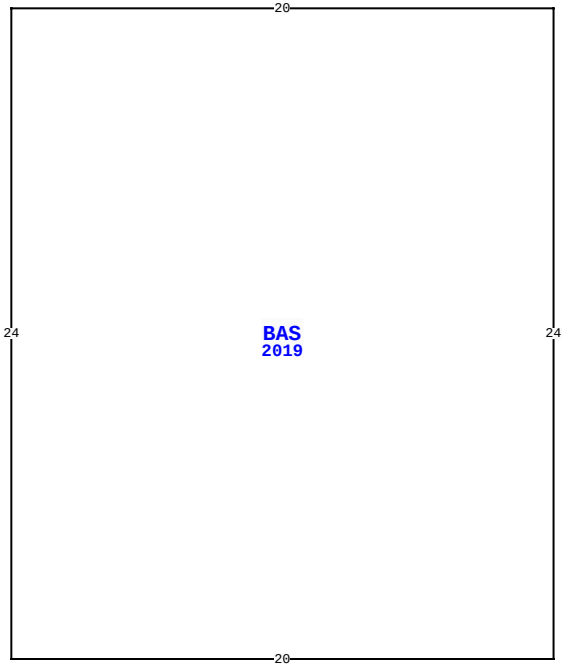
NEIGHBORHOOD/LOC 8003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2019	480	50,181
TOTALS	480			480	50,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	480	88.0000	116.16	55,757	2004	2004	0	0	0	10.00	90.00

2 SNGL FAM – 100% - 2019 Heated Area: 480 HX Base Yr 2019



32098 SETTLERS RIDGE DR, BRYCEVILLE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/21/2025 MLU
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NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE		536,094
NCON VALUE		0
INCOME VALUE		
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GRANTEE: FINK ROBERT L JR &						
2240/1552	11/01/2018	QC	U	I	11	100
GRANTOR: DORNER MARK E						
GRANTEE: DORNER SHERI R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 S24 E20 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2020 BY TWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS