

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
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 70				
Interior Floor	08 SHT VINYL 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,241	100	2003	2,241	245,150
FEP	264	80	2008	211	23,082
FGR	484	55	2003	266	29,098
FOP	68	30	2003	20	2,188
TOTALS	3,057			2,738	299,518

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,738	94.1760	124.31	340,361	2003	2008	0	0	12.00	88.00

1 SNGL FAM - 100% - 2011 Heated Area: 2241 HX Base Yr 2011

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			299,518
TOTAL MARKET OB/XF VALUE			4,871
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			349,389
SOH/AGL Deduction			174,382
ASSESSED VALUE			175,007
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			124,285
TOTAL JUST VALUE			349,389
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			325,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006907	REPAIR/RRF	15,831	06/27/2019
B21103	TEMO SUNROOM	21,179	02/01/2008
B0310743	NEW CONSTR	162,063	01/02/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	12/28/2010	CN	Q	I	02	195,000

GRANTOR: FERGUSON JEFFREY W ET
GRANTEE: QUINN LORRA
1157/1775 7/30/2003 WD Q I 190,700
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: BENNETT MALINDA & J

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	0			4.00	100	2003	2003	3	82	4,871	

32116 SETTLERS RIDGE DR, BRYCEVILLE

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W26 S11 FEP=[YR=2008] W22 S12 E22 N12\$ S12 W35 S33 E13 FOP=[YR=2003] S5 E10 N5 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E18 FGR=[YR=2003] S6 E22 N22 W22 S16\$ N16 E22 N40\$.	

LAND DESCRIPTION																								
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							