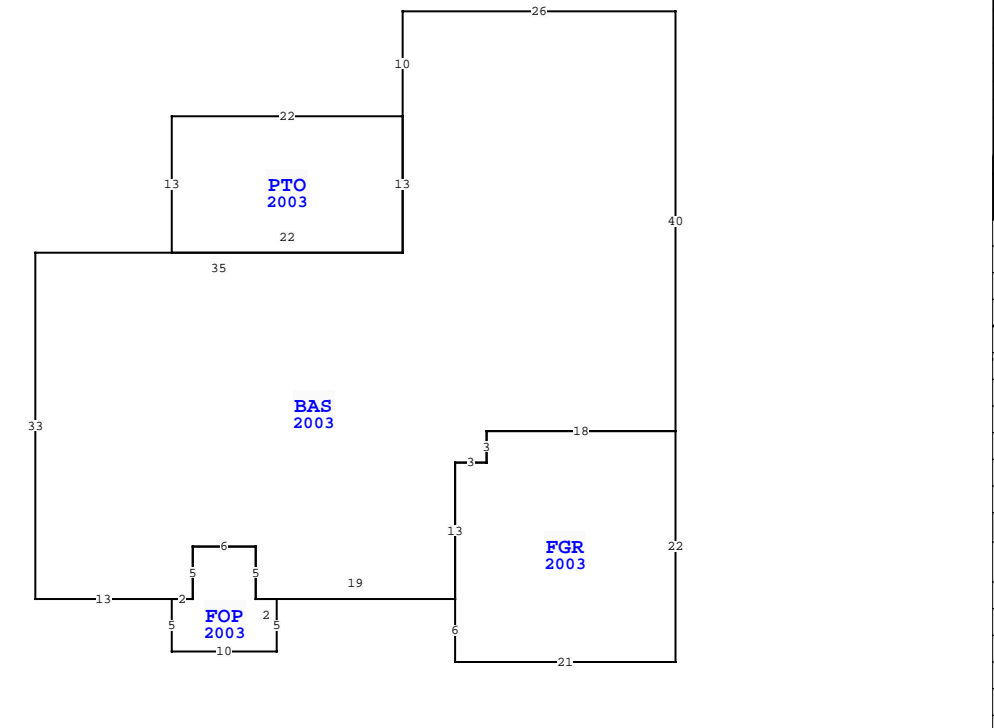


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,541	90.3744	119.29	303,116	2003	2003	0	0	0	11.35	88.65

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6			Tax Dist:	
BUILDING MARKET VALUE			268,712	
TOTAL MARKET OB/XF VALUE			28,920	
TOTAL LAND VALUE - MARKET			46,350	
TOTAL MARKET VALUE			343,982	
SOH/AGL Deduction			164,944	
ASSESSED VALUE			179,038	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			128,316	
TOTAL JUST VALUE			343,982	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			322,055	



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	2,254	100	2003	2,254	238,362
FGR	453	55	2003	249	26,332
FOP	80	30	2003	24	2,538
PTO	286	5	2003	14	1,480
TOTALS	3,073			2,541	268,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631951	CARPORT	13,392	03/31/2016
B1631952	GARAGE	30,331	03/31/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2455/1490	4/14/2021	QC	U	I	11	100
GRANTOR: BISCUIT JENNIFER D I/						
GRANTEE: BISCUIT JENNIFER D						
2138/1253	6/05/2017	QC	U	I	11	100
GRANTOR: BISCUIT JENNIFER D						
GRANTEE: JENNIFER D BISCUIT						

EXTRA FEATURES															32174 SETTLERS RIDGE DR, BRYCEVILLE		
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010		
2	0812	CONCRETE C	0	100	0	1,321.00	SF	4.00	4.00	100	2003	2003	3	82	4,333		
3	0525	GAZEBO	0	100	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	36	1,800		
4	0510	GARAGE WD-	0	100	35	700.00	SF	35.00	35.00	100	2016	2016	3	78	19,110		
5	0810	CONCRETE A	0	100	0	108.00	SF	6.50	6.50	100	2016	2016	3	95	667		
TOTAL OB/XF															28,920		

BUILDING NOTES				

BUILDING DIMENSIONS				
BAS=[YR=2003] W26 S10 PTO=[YR=2003] W22 S13 E22 N13\$ S13 W35 S33 E13 FOP=[YR=2003] S5 E10 N5 W2 N5 W6 S5 W2\$ E2 N5 E6 S5 E19 FGR=[YR=2003] S6 E21 N22 W18 S3 W3 S13\$ N13 E3 N3 E18 N40\$.				

LAND DESCRIPTION										TOTAL OB/XF										28,920				
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	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							