

LOT 9  
IN OR 1227/323  
SETTLER'S RIDGE @ CALICO

BRABHAM TONYA P & JOE FRANK  
32228 SETTLERS RIDGE DRIVE  
BRYCEVILLE, FL 32009

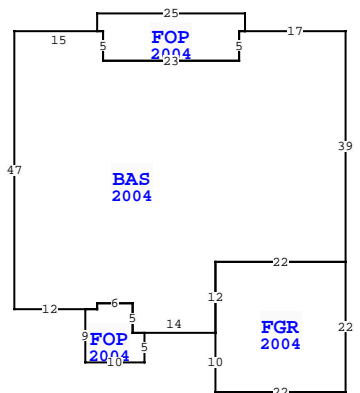
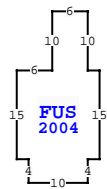
2025

10-1S-24-1935-0009-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 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	2,391	100	2004
FGR	484	55	2004
FOP	88	30	2004
FOP	190	30	2004
FUS	310	100	2004
TOTALS	3,463		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM - 100%	2005									
			Heated Area: 2701								
				HX Base Yr 2005							



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			314,506
TOTAL MARKET OB/XF VALUE			7,540
TOTAL LAND VALUE - MARKET			50,400
TOTAL MARKET VALUE			372,446
SOH/AGL Deduction			180,712
ASSESSED VALUE			191,734
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			141,012
TOTAL JUST VALUE			372,446
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			346,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412143	NEW CONSTR	197,974	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1227/0323	5/03/2004	WD Q	Q	I		211,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRABHAM TONYA & JO						
1107/0935	1/15/2003	WD U	V	19		96,700
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

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	2004	2004	3	83	4,495	
2	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	2004	2004	3	87	3,045	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2004] W17 FOP=[YR=2004] N3 W25 S3 E1 S5 E23 N5 E1\$ W1 S5 W23 N5 W15 S47 E12 FOP=[YR=2004] S9 E10 N5 W2 N5 W6 S1 W2\$ E2 N1 E6 S5 E14 FGR=[YR=2004] S10 E22 N22 W22 S12\$ N12 E22 N39\$ PTR=N20 FUS=[YR=2004] N4 W2 N15 E6 N10 E6 S10 E2 S15 W2 S4 W10\$ S20\$ .	

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	1.12	AC		1.00	1.00	1.00	45,000.00	45,000.00	50,400							