

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 Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,686	93.3120	123.17	330,835	2002	2002	0	0	16.50	83.50	

1 SNGL FAM - 0% - 2025 Heated Area: 2356 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		276,247	
TOTAL MARKET OB/XF VALUE		13,792	
TOTAL LAND VALUE - MARKET		92,700	
TOTAL MARKET VALUE		382,739	
SOH/AGL Deduction		0	
ASSESSED VALUE		382,739	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		382,739	
TOTAL JUST VALUE		382,739	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		339,728	

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	2,356	100	2002	2,356	242,308
FGR	462	55	2002	254	26,123
FOP	79	30	2002	24	2,468
FOP	175	30	2002	52	5,348
TOTALS	3,072			2,686	276,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2729/968	7/31/2024	FJ U	I	11		0
GRANTOR: CANTRELL KIMBERLY EST						
GRANTEE: BEAZLEY CHELSEA						
2729/1444	7/31/2024	FJ U	I	11		0
GRANTOR: CANTRELL KIMBERLY EST						
GRANTEE: BEAZLEY CHELSEA						

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	0	0	1,236.00	SF	4.00	4.00	100	2002	2002	3	80	3,955	
3	1242	WD DECK A	0	0	0	350.00	SF	10.00	10.00	100	2004	2004	3	21	735	
4	0810	CONCRETE A	0	0	0	250.00	SF	6.50	6.50	100	2004	2004	3	83	1,349	
5	0858	SCULP CONC	0	0	0	375.00	SF	13.00	13.00	100	2013	2013	3	98	4,778	

32253 SETTLERS RIDGE DR, BRYCEVILLE													BLD DATE		LGL DATE		
													XF DATE		LAND DATE	05/09/2025	MLU
													INC DATE		AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W17 FOP=[YR=2002] N3 W25 S7 E25 N4 S S4 W25 N4 W14 S45 E14 FOP=[YR=2002] S9 E9 N5 W2 N5 W6 S1 W1 S E1 N1 E6 S5 E13 FGR=[YR=2002] S12 E22 N21 W22 S9 S N9 E22 N40 S .	

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	0	0003	PUD	0.00	0.00	3.09	AC		1.00	1.00	1.00	30,000.00	30,000.00	92,700								