LOT 17
SETTLER'S RIDGE @ CALICO
PB 6/243

MCGINLEY TERRY SCOTT/SIMS FAITH ASHLEY
32215 SETTLERS RIDGE DR
BRYCEVILLE, FL 32009

2025

10-1S-24-1935-0017-0000

BUILDING CHARACTERISTICS

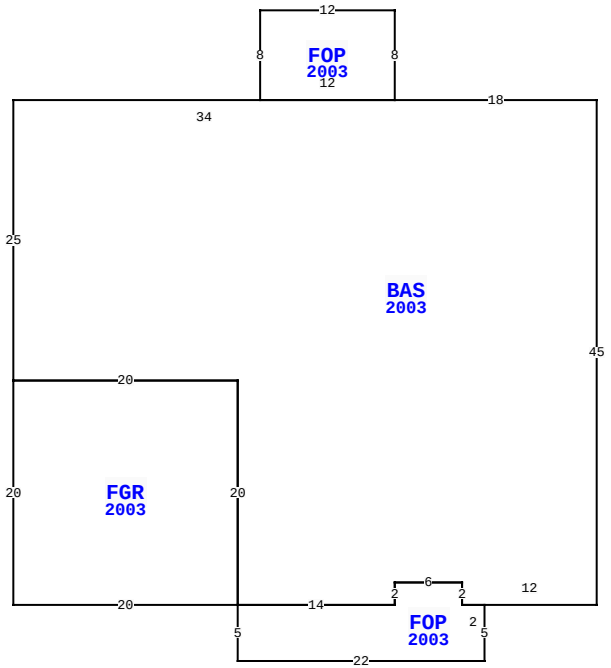
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,928	100	2003	1,928	218,180
FGR	400	55	2003	220	24,896
FOP	96	30	2003	29	3,282
FOP	122	30	2003	37	4,187
TOTALS	2,546			2,214	250,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,214	95.7852	126.44	279,938	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2023 Heated Area: 1928 HX Base Yr 2023



32215 SETTLERS RIDGE DR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		250,545
TOTAL MARKET OB/XF VALUE		33,738
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		360,783
SOH/AGL Deduction		73,161
ASSESSED VALUE		287,622
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		236,900
TOTAL JUST VALUE		360,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310799	NEW CONSTR	242,160	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/1247	11/21/2019	WD	Q	I	01	295,000
GRANTOR: WHITTEMORE JEREMY E &						
GRANTEE: MCGINLEY TERRY SCOT						
1915/0983	3/19/2014	SW	U	I	18	146,500
GRANTOR: THE SECRETARY OF VETE						
GRANTEE: WHITTEMORE JEREMY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 FOP=[YR=2003] N8 W12 S8 E12$ W34 S25
FGR=[YR=2003] S20 E20 N20 W20$ E20 S20 FOP=[YR=2003] S5 E22
N5 W2 N2 W6 S2 W14$ E14 N2 E6 S2 E12 N45$.

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	1,280.00	SF	4.00	4.00	100	2003	2003	3	82	4,198	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2016	2016	3	78	23,205	
4	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00	10.00	100	2016	2016	3	95	3,325	

LAND DESCRIPTION

TOTAL OB/XF 33,738

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	1.70	AC		1.00	1.00	1.00	45,000.00	45,000.00	76,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.70 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 07/30/2025 BY SYS