

LOT 20
IN OR 1154/1735
SETTLER'S RIDGE @ CALICO

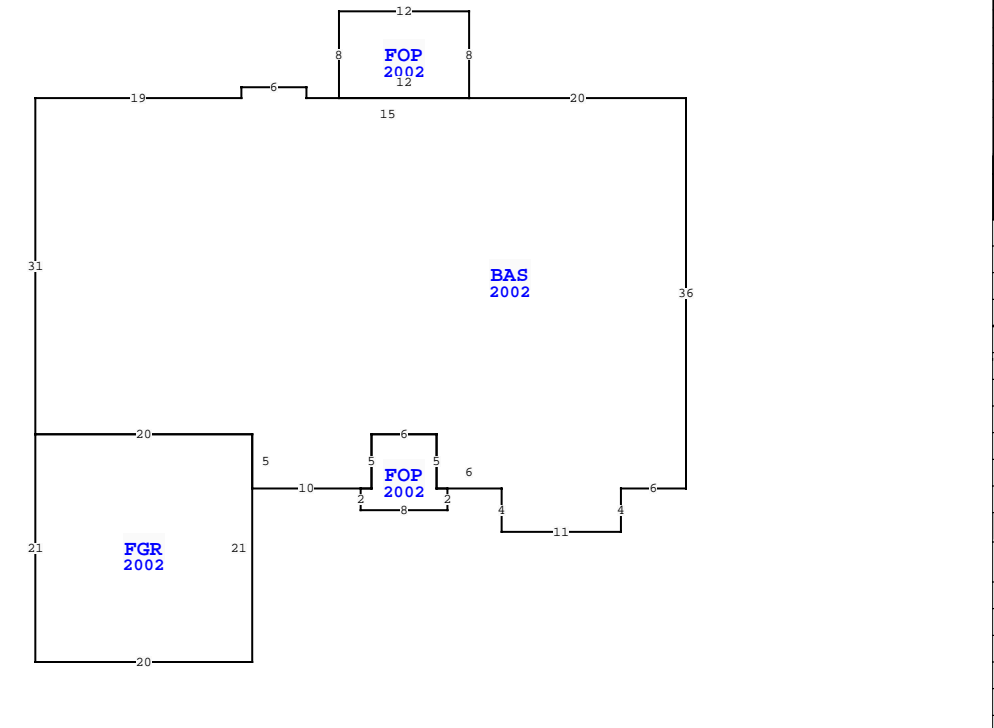
CHAPMAN ROBERT L JR & CHERYL L
32159 SETTLERS RIDGE DRIVE
BRYCEVILLE, FL 32009

2025

10-1S-24-1935-0020-0000

BUILDING CHARACTERISTICS	
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 90
Interior Floor	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	2,354	94.0212	124.11	292,155	2002	2002	0	0	10.80	89.20



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	2,080	100	2002	2,080	230,269
FGR	420	55	2002	231	25,573
FOP	46	30	2002	14	1,550
FOP	96	30	2002	29	3,210
TOTALS	2,642			2,354	260,602

EXTRA FEATURES		32159 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	0811	CONCRETE B	0	100	0	0	950.00	SF	5.20	5.20	100	2002	2002	3	80	3,952	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			260,602
TOTAL MARKET OB/XF VALUE			6,927
TOTAL LAND VALUE - MARKET			70,650
TOTAL MARKET VALUE			338,179
SOH/AGL Deduction			171,255
ASSESSED VALUE			166,924
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			116,202
TOTAL JUST VALUE			338,179
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210081	NEW CONSTR	154,583	08/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1154/1735	7/18/2003	WD Q	Q	I		164,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CHAPMAN ROBERT L JR
1068/0646 7/15/2002 WD U V 19 26,400
GRANTOR: CALICO DEVELOPMENT CO
GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2002] W20 FOP=[YR=2002] N8 W12 S8 E12 \$ W15 N1 W6 S1 W19 S31 FGR=[YR=2002] S21 E20 N21 W20 \$ E20 S5 E10 FOP=[YR=2002] S2 E8 N2 W1 N5 W6 S5 W1 \$ E1 N5 E6 S5 E6 S4 E11 N4 E6 N36 \$.	

LAND DESCRIPTION		TOTAL OB/XF 6,927																						
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	1.57	AC		1.00	1.00	1.00	45,000.00	45,000.00	70,650							