

LOT 22
IN OR 1107/1869
SETTLER'S RIDGE @ CALICO

BRYAN ELLEN M
32131 SETTLER'S RIDGE DRIVE
BRYCEVILLE, FL 32009

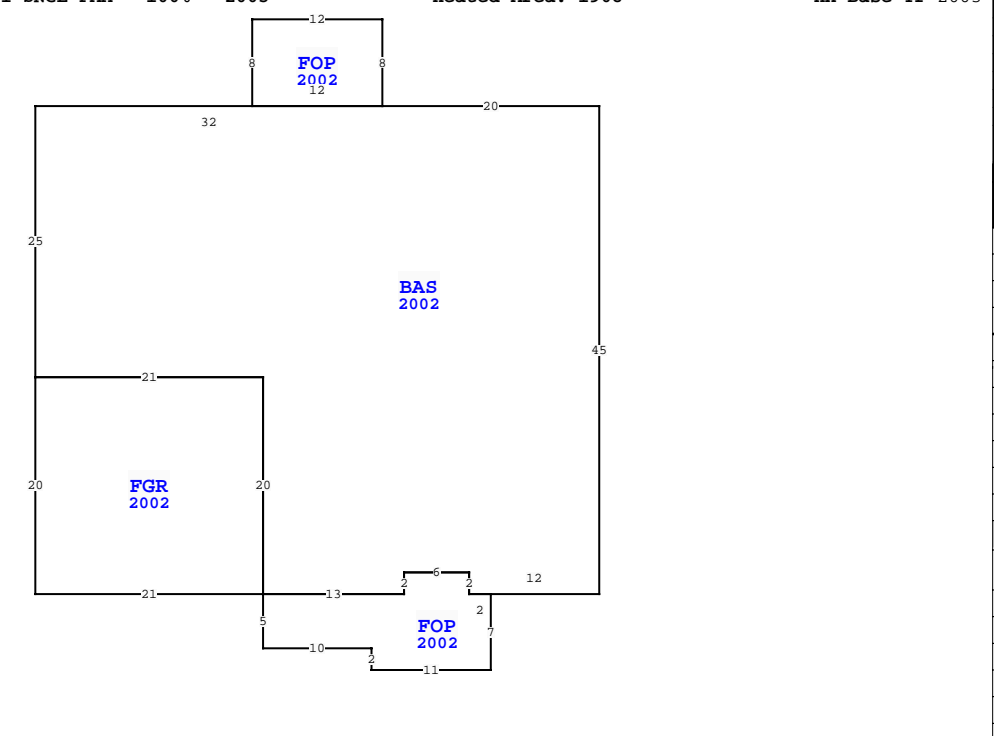
2025

10-1S-24-1935-0022-0000

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 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,210	95.2560	125.74	277,885	2002	2002	0	0	0	11.00	89.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		247,318	
TOTAL MARKET OB/XF VALUE		7,052	
TOTAL LAND VALUE - MARKET		58,500	
TOTAL MARKET VALUE		312,870	
SOH/AGL Deduction		156,017	
ASSESSED VALUE		156,853	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		106,131	
TOTAL JUST VALUE		312,870	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		288,204	



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
BAS	1,908	100
FGR	420	55
FOP	96	30
FOP	139	30
TOTALS	2,563	
		2,210
		247,318

32131 SETTLERS RIDGE DR, BRYCEVILLE

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

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	100	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	100	0	1,274.00	SF	4.00	4.00	100	2002	2002	3	80	4,077	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1107/1869	1/17/2003	WD	U	I	21	163,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRYAN ELLEN M						
1018/0427	11/06/2001	WD	U	V	19	28,900
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2002] W20 FOP=[YR=2002] N8 W12 S8 E12 \$ W32 S25													
FGR=[YR=2002] S20 E21 FOP=[YR=2002] S5 E10 S2 E11 N7 W2 N2													
W6 S2 W13 \$ N20 W21 \$ E21 S20 E13 N2 E6 S2 E12 N45 \$.													

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	1.30	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,500							