LOT 24
IN OR 1287/1318
SETTLER'S RIDGE @ CALICO

EARLE CHRISTOPHER S & SANDRA D ET AL/HOLMES SARA
32097 SETTLERS RIDGE DRIVE
BRYCEVILLE, FL 32009

2025

10-1S-24-1935-0024-0000

BUILDING CHARACTERISTICS

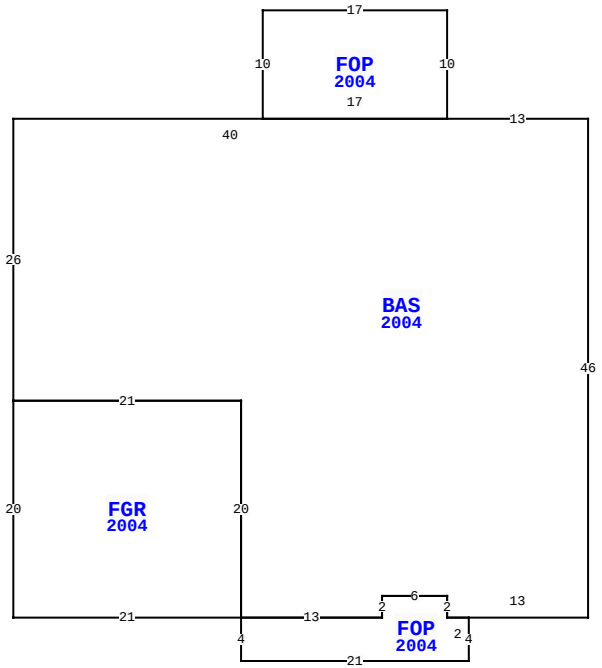
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,006	100	2004	2,006	229,858
FGR	420	55	2004	231	26,469
FOP	96	30	2004	29	3,323
FOP	170	30	2004	51	5,844
TOTALS	2,692			2,317	265,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,317	97.8138	129.11	299,148	2004	2009	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2005 Heated Area: 2006 HX Base Yr 2005



32097 SETTLERS RIDGE DR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		265,494
TOTAL MARKET OB/XF VALUE		30,013
TOTAL LAND VALUE - MARKET		51,750
TOTAL MARKET VALUE		347,257
SOH/AGL Deduction		164,268
ASSESSED VALUE		182,989
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		127,267
TOTAL JUST VALUE		347,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006919	REPAIR/RRF	14,702	06/27/2019
B15001	SWIM POOL	31,500	01/01/2005
B0412499	NEW CONSTR	141,980	01/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/1318	1/13/2005	WD	Q	I		213,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: EARLE CHRISTOPHER S						
1208/0652	2/13/2004	WD	U	V	19	67,800
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FOP=[YR=2004] N10 W17 S10 E17$ W40 S26 FGR=[YR=2004] S20 E21 N20 W21$ E21 S20 FOP=[YR=2004] S4 E21 N4 W2 N2 W6 S2 W13$ E13 N2 E6 S2 E13 N46$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,516.00	SF	4.00	4.00	100	2004	2004	3	83	5,033	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	13.20	13.20	100	2005	2005	3	22	558	
4	0861	POOL GUNIT	0	100	27	15	405.00	SF	85.00	85.00	100	2005	2005	3	36	12,393	
5	0875	HOT TUB	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2005	2005	3	22	396	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
7	0855	CONC PAVER	0	100	0	0	520.00	SF	10.00	10.00	100	2005	2005	3	84	4,368	
8	0462	ST/AL FNC	0	100	0	0	1,050.00	SF	10.00	10.00	100	2005	2005	3	36	3,780	

LAND DESCRIPTION

TOTAL OB/XF 30,013

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	1.15	AC		1.00	1.00	1.00	45,000.00	45,000.00	51,750							

REVIEW DATE 01/06/2020 BY TWX Total Acres: 1.15 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 PRINTED 07/30/2025 BY SYS