LOT 8
DEEP CREEK PLANTATION PB 7/239

DOS REIS JONATHAN C & JENNIFER/
13574 SETTINGDOWN DR
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

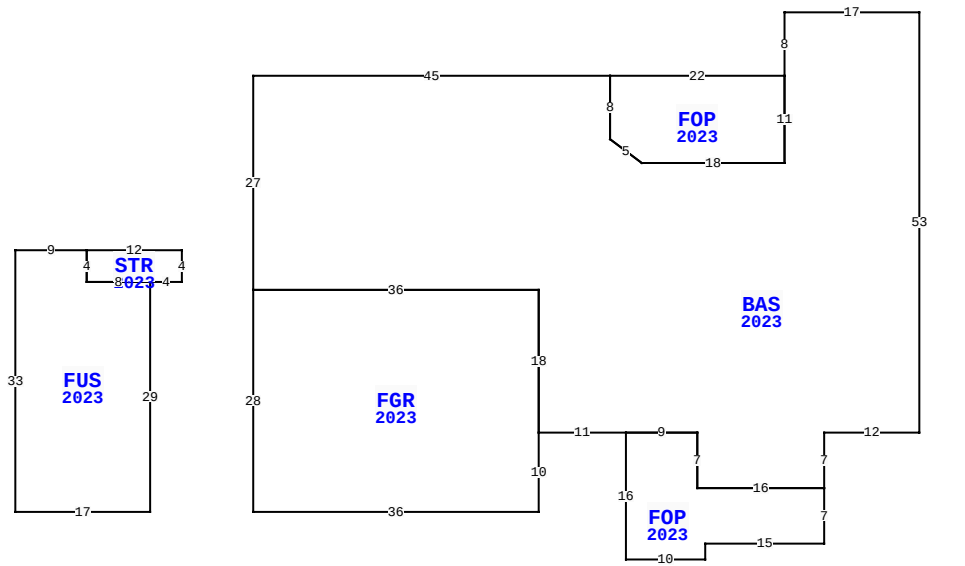
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,144	100	2023	3,144	424,275
FGR	1,008	55	2023	554	74,761
FOP	236	30	2023	71	9,582
FOP	258	30	2023	77	10,391
FUS	529	100	2023	529	71,387
STR	48	10	2023	5	675
TOTALS	5,223			4,380	591,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,380	85.5360	135.15	591,957	2023	2023	0	0	0	0.15	99.85

1 SFR CUST – 100% - 2024 Heated Area: 3673 HX Base Yr 2024



13574 SETTINDOWN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		591,069
TOTAL MARKET OB/XF VALUE		23,170
TOTAL LAND VALUE - MARKET		58,200
TOTAL MARKET VALUE		672,439
SOH/AGL Deduction		0
ASSESSED VALUE		672,439
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		621,717
TOTAL JUST VALUE		672,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		717,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210010072	CO ISSUED		06/09/2023
21016774	NEW CONSTR	631,047	12/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/1056	6/30/2021	WD	Q	V	01	53,000
GRANTOR: STONE MARTHA ANN						
GRANTEE: DOS REIS JONATHAN C						
1910/1168	3/24/2014	WD	Q	V	02	38,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: STONE MARTHA ANN						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	2,317.00	SF	10.00	10.00	100	2024	2023		100	23,170	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=170,-10] W17 S8 S11 W18 U3L4 N8 W45 S27 E36 S18 E11 E9 S7 E16 N7 E12 N53 $
FGR=[YR=2023;ORIG=122,25] W36 S28 E36 N10 N18 $
FOP=[YR=2023;ORIG=142,43] W9 S16 E10 N2 E15 N7 W16 N7 $
STR=[YR=2023;ORIG=77,20] W12 S4 E8 E4 N4 $
FUS=[YR=2023;ORIG=65,20] W9 S33 E17 N29 W8 N4 $
FOP=[YR=2023;ORIG=153,-2] S11 W18 U3L4 N8 E22 $
.

LAND DESCRIPTION

TOTAL OB/XF 23,170

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	0006	OR	0.00	0.00	2.91	AC		1.00	1.00	1.00	20,000.00	20,000.00	58,200							

REVIEW DATE 07/18/2023 BY WW Total Acres: 2.91 Total Land Value: 58,200 Market: 0 Agricultural: 0 Common: 58,200 PRINTED 07/30/2025 BY SYS