



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

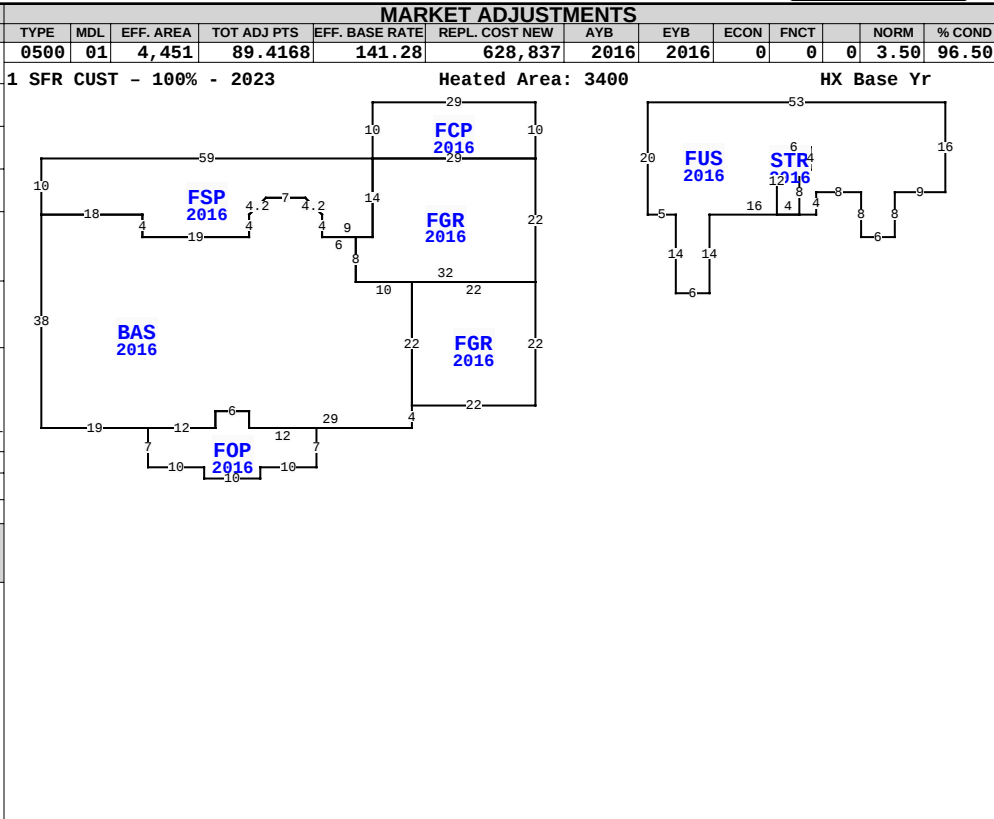
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100	2016	2,300	313,571
FCP	290	25	2016	72	9,816
FGR	484	55	2016	266	36,265
FGR	662	55	2016	364	49,626
FOP	248	30	2016	74	10,089
FSP	672	40	2016	269	36,674
FUS	1,100	100	2016	1,100	149,969
STR	56	10	2016	6	818

TOTALS	5,812			4,451	606,828
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
2	0300	BOAT DCK W	0	100	32	160.00	SF	40.00	40.00
3	0812	CONCRETE C	0	100	0	6,310.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	3.52



13568 SETTINGDOWN DR, BRYCEVILLE	BLD DATE	LGL DATE	04/29/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0300	BOAT DCK W	0	100	32	160.00	SF	40.00	40.00	100	2016	2016	3	78	4,992	
3	0812	CONCRETE C	0	100	0	6,310.00	SF	4.00	4.00	100	2016	2016	3	95	23,978	

TOTAL OB/XF										30,910						
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
1	000100	C	RES	100	0006	OR	0.00	0.00	3.52	AC		1.00	1.00	1.00	19,000.00	19,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE				606,828	
TOTAL MARKET OB/XF VALUE				30,910	
TOTAL LAND VALUE - MARKET				66,880	
TOTAL MARKET VALUE				704,618	
SOH/AGL Deduction				122,822	
ASSESSED VALUE				581,796	
TOTAL EXEMPTION VALUE		13		581,796	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				704,618	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				745,187	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632908	NEW CONSTR	452,311	08/31/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2354/1049	4/15/2020	WD Q	Q	I	01
GRANTOR: NICELY WILLIAM N & DO					SALE PRICE
GRANTEE: BARRS RONALD P & SA					517,800
1912/0014	4/04/2014	WD Q	Q	V	02
GRANTOR: FLORIDA DEEP CREEK PL					39,900
GRANTEE: NICELY WILLIAM W &					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FCP=[YR=2016] W29 S10 FSP=[YR=2016] W59 S10 BAS=[YR=2016] S38 E19 FOP=[YR=2016] S7 E10 S2 E10 N2 E10 N7 W12 N3 W6 S3 W12\$ E12 N3 E6 S3 E29 N4 FGR=[YR=2016] E22 N22 FGR=[YR=2016] N22 W29 S14 W3 S8 E32\$ W22 S22\$ N22 W10 N8 W6 N4 U3 L3 W7 D3 L3 S4 W19 N4 W18\$ E18 S4 E19 N4 U3 R3 E7 D3 R3 S4 E9 N14\$ E29 N10\$ PTR=E20 FUS=[YR=2016] E53 S16 W9 S8 W6 N8 W8 S4 W3 STR=[YR=2016] N8 E2 N4 W6 S12 E4\$ W16 S14 W6 N14 W5 N20\$ W20\$.									