

SPARROW ROBERT JOEL & PRISCILLA ANN
13544 SETTINDOWN DRIVE
BRYCEVILLE, FL 32009

23-1N-23-034D-0013-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08HARDIE BRD 100

Roof Structure08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor12HARDWOOD 70

Interior Floor14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2.5100

Bathrooms2.5100

Frame02WOOD FRAME 100

Stories1.1.100
0100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9006.00

TOTALS3,8303,185494,790

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100003,500.003,500.00100202420231003,500

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500013,18598.3250155.35494,790202320230000.00100.00

1 SFR CUST - 100% - 2025Heated Area: 2710HX Base Yr 2025

FUS2024STR2024PTO2024BAS2024FOP2024

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATEMLUBLD DATEXF DATEINC DATELGL DELAND DATEAG DATEMLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE494,790

TOTAL MARKET OB/XF VALUE3,500

TOTAL LAND VALUE - MARKET96,900

TOTAL MARKET VALUE595,190

SOH/AGL Deduction311,004

ASSESSED VALUE284,186

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE233,464

TOTAL JUST VALUE595,190

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE654,447

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDSALE PRICE

2662/18028/23/2023WDQI01824,500

GRANTOR: WHITNEL CHARLES EDWIN

GRANTEE: SPARROW ROBERT JOEL

2543/03362/16/2022WDQV01105,000

GRANTOR: HODGES TONY

GRANTEE: WHITNEL CHARLES EDW

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,3] W15 N3 W18 N10 W15 S10 W7 S22 E7 S7 E14 E1 N1 E18 S7 S4 E15 N36 \$
FUS=[YR=2024;ORIG=-19,0] E34 S28 W9 N4 W10 S5 W15 N29 \$
STR=[YR=2024;ORIG=-4,24] S4 E10 N4 W10 \$
FGR=[YR=2024;ORIG=45,-5] W24 S32 E24 N5 N22 N5 \$
PTO=[YR=2024;ORIG=85,0] N10 W18 S10 E18 \$
FOP=[YR=2024;ORIG=85,28] W18 S1 W1 S6 E19 N7 \$
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LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.003.14AC1.001.001.0019,000.0019,000.0059,660

2009605CWETLANDS1000006OR0.000.009.31AC1.001.001.004,000.004,000.0037,240

REVIEW DATE07/01/2025BYWWTotal Acres: 12.45Total Land Value: 96,900Market: 0Agricultural: 0Common: 96,900PRINTED 07/30/2025 BY SYS