LOT 14
DEEP CREEK PLANTATION PB 7/239

STUPINSKI JOINT REVOCABLE TRUST/STUPINSKI GREGG TR
13535 SETTINDOWN DRIVE
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0014-0000

BUILDING CHARACTERISTICS

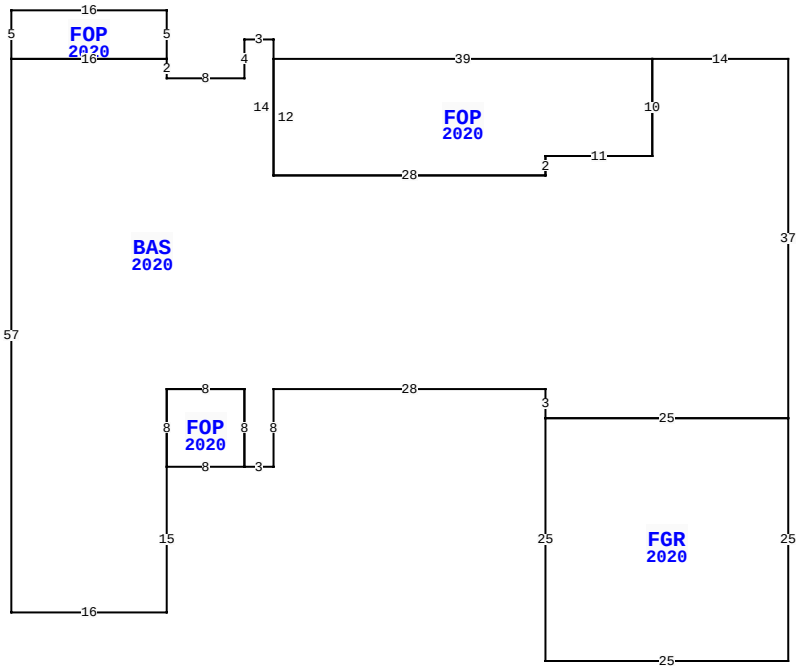
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,731	100	2020	2,731	426,395
FGR	625	55	2020	344	53,709
FOP	64	30	2020	19	2,967
FOP	80	30	2020	24	3,747
FOP	446	30	2020	134	20,922
TOTALS	3,946			3,252	507,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,252	100.4226	158.67	515,995	2020	2020	0	0	0	1.60	98.40

1 SFR CUST – 100% - 2025 Heated Area: 2731 HX Base Yr 2025



13535 SETTINDOWN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 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		507,739
TOTAL MARKET OB/XF VALUE		49,175
TOTAL LAND VALUE - MARKET		86,960
TOTAL MARKET VALUE		643,874
SOH/AGL Deduction		42,813
ASSESSED VALUE		601,061
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		550,339
TOTAL JUST VALUE		643,874
NCON VALUE		49,175
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		661,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006370	NEW RES AC	138,299	06/12/2025
SP240008835		105,000	07/30/2024
21000919	CO ISSUED	0	01/27/2021
20001850	NEW CONSTR	378,912	02/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/495	1/16/2024	WD	Q	I	01	785,000
GRANTOR: KLEIN RICHARD J & HOL						
GRANTEE: STUPINSKI JOINT REV						
2233/0048	10/18/2018	WD	Q	V	02	60,000
GRANTOR: BERNHARDT CARLOS E &						
GRANTEE: KLEIN RICHARD J & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] W39 S12 E28 N2 E11 N10$ S10 W11 S2 W28 N14 W3 S4 W8 N2 FOP=[YR=2020] N5 W16 S5 E16$ W16 S57 E16 N15 FOP=[YR=2020] E8 N8 W8 S8$ N8 E8 S8 E3 N8 E28 S3 FGR=[YR=2020] S25 E25 N25 W25$ E25 N37$.

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	0861	POOL GUNIT	0	100	0	0	465.00	SF	85.00	85.00	100	2025	2024		100	39,525	
2	0855	CONC PAVER	0	100	0	0	765.00	SF	10.00	10.00	100	2025	2024		100	7,650	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 49,175

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	2.28	AC		1.00	1.00	1.00	20,000.00	20,000.00	45,600							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	10.34	AC		1.00	1.00	1.00	4,000.00	4,000.00	41,360							

REVIEW DATE 12/30/2024 BY WWX Total Acres: 12.62 Total Land Value: 86,960 Market: 0 Agricultural: 0 Common: 86,960 PRINTED 07/30/2025 BY SYS