LOT 19
DEEP CREEK PLANTATION PB 7/239

MCCLANE JOHN
13565 SETTINDOWN DR
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0019-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

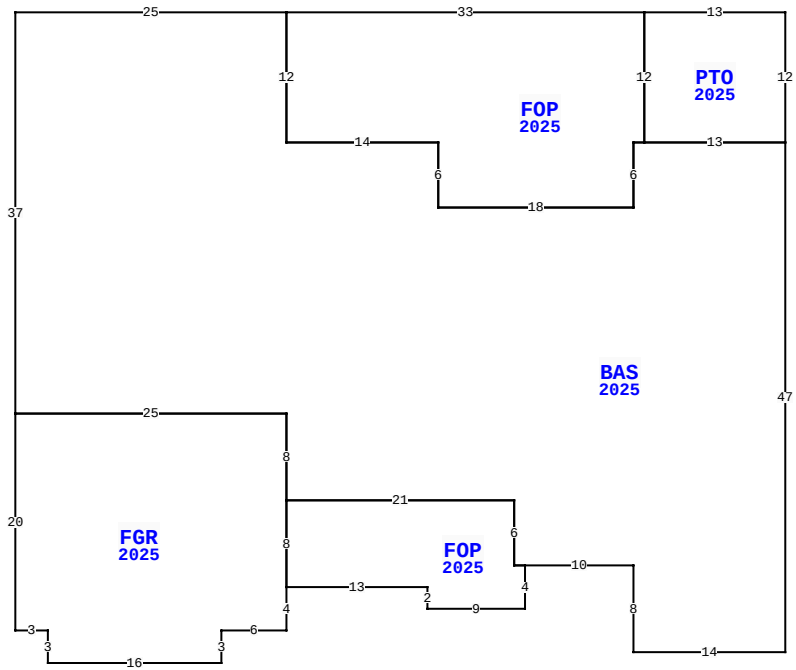
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,597	100	2025	2,597	383,915
FGR	548	55	2025	301	44,497
FOP	188	30	2025	56	8,278
FOP	504	30	2025	151	22,322
PTO	156	5	2025	8	1,183
TOTALS	3,993			3,113	460,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,113	93.5640	147.83	460,195	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2597 HX Base Yr 2025



13565 SETTINDOWN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		460,195
TOTAL MARKET OB/XF VALUE		8,640
TOTAL LAND VALUE - MARKET		67,160
TOTAL MARKET VALUE		535,995
SOH/AGL Deduction		158,732
ASSESSED VALUE		377,263
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		326,541
TOTAL JUST VALUE		535,995
NCON VALUE		468,835
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009836	NSFR T 3878, H 26	490,301	08/26/2024
B240002265	NSFR T 3878, H 26	490,301	02/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	11/14/2023	CN	Q	V	01	90,000
GRANTOR: COX DEWAYNE						
GRANTEE: ADAMS ROBERT DERVIS						
1924/1491	6/12/2014	WD	Q	V	01	49,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: COX DEWAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=120,10] W13 W1 S6 W18 N6 W14 N12 W25 S37 E25 S8 E21 S6 E1 E10 S8 E14 N47 $
FOP=[YR=2025;ORIG=74,-2] E33 S12 W1 S6 W18 N6 W14 N12 $
FOP=[YR=2025;ORIG=74,43] E21 S6 E1 S4 W9 N2 W13 N8 $
FGR=[YR=2025;ORIG=49,35] E25 S8 S8 S4 W6 S3 W16 N3 W3 N20 $
PTO=[YR=2025;ORIG=107,-2] E13 S12 W13 N12 $
.

EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	560.00	SF	6.50	6.50	100	2025	2024		100	3,640	
2	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 8,640

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.07	AC		1.00	1.00	1.00	20,000.00	20,000.00	41,400							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	3.22	AC		1.00	1.00	1.00	8,000.00	8,000.00	25,760							

REVIEW DATE 09/17/2024 BY WW Total Acres: 5.29 Total Land Value: 67,160 Market: 0 Agricultural: 0 Common: 67,160 PRINTED 07/30/2025 BY SYS