LOT 20
DEEP CREEK PLANTATION PB 7/239
UTIL ESMT IN OR 2656-1477

KUMM BRANDON SCOTT & SHELBY D/
13571 SETTINDOWN DR
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0020-0000

BUILDING CHARACTERISTICS

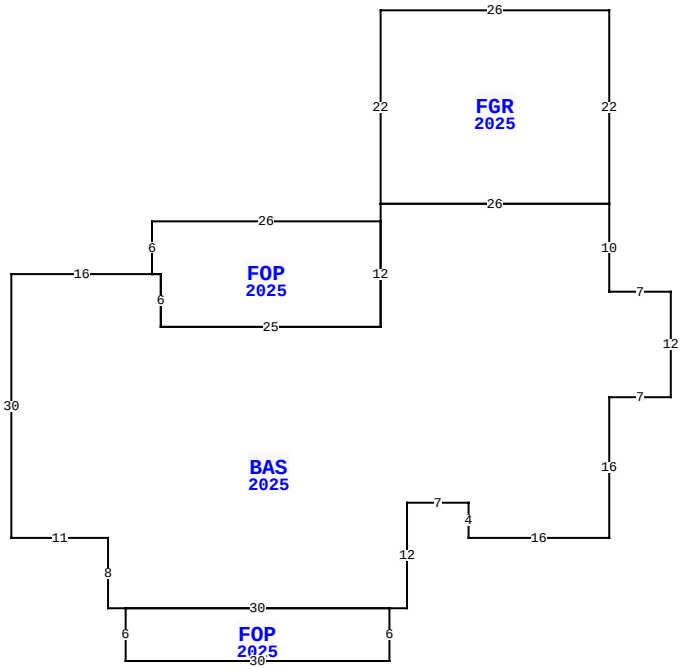
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,426	100	2025	2,426	358,005
FGR	572	55	2025	315	46,485
FOP	180	30	2025	54	7,969
FOP	306	30	2025	92	13,576
TOTALS	3,484			2,887	426,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,887	93.3984	147.57	426,035	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2426 HX Base Yr 2025



13571 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		426,035
TOTAL MARKET OB/XF VALUE		6,230
TOTAL LAND VALUE - MARKET		57,560
TOTAL MARKET VALUE		489,825
SOH/AGL Deduction		0
ASSESSED VALUE		489,825
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		439,103
TOTAL JUST VALUE		489,825
NCON VALUE		432,265
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004020	PRIVATE PROVIDER	459,285	04/09/2024
230006660	NEW SFR	459,285	05/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/1995	11/16/2022	WD	Q	V	01	61,000
GRANTOR: HINSON NICHOLAS J & B						
GRANTEE: KUMM BRANDON SCOTT						
1911/1236	3/31/2014	SW	Q	V	01	64,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: HINSON NICHOLAS JOE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=108,2] W26 S2 S12 W25 N6 W1 W16 S30 E11 S8 E2 E30 E2 N12 E7 S4 E16 N16 E7 N12 W7 N10 $
FGR=[YR=2025;ORIG=82,-20] E26 S22 W26 N22 $
FOP=[YR=2025;ORIG=56,4] E26 S12 W25 N6 W1 N6 $
FOP=[YR=2025;ORIG=53,48] E30 S6 W30 N6 $
.

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	0811	CONCRETE B	0	100	0	0	525.00	SF	5.20	5.20	100	2025	2024		100	2,730	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 6,230

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	2.19	AC		1.00	1.00	1.00	20,000.00	20,000.00	43,800							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	1.72	AC		1.00	1.00	1.00	8,000.00	8,000.00	13,760							

REVIEW DATE 06/25/2024 BY WW Total Acres: 3.91 Total Land Value: 57,560 Market: 0 Agricultural: 0 Common: 57,560 PRINTED 07/30/2025 BY SYS