LOT 13
DEEP CREEK PLANTATION PB 7/239
ESMT IN OR 2562-1829

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

2026

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

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 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	02	Quality Level 02

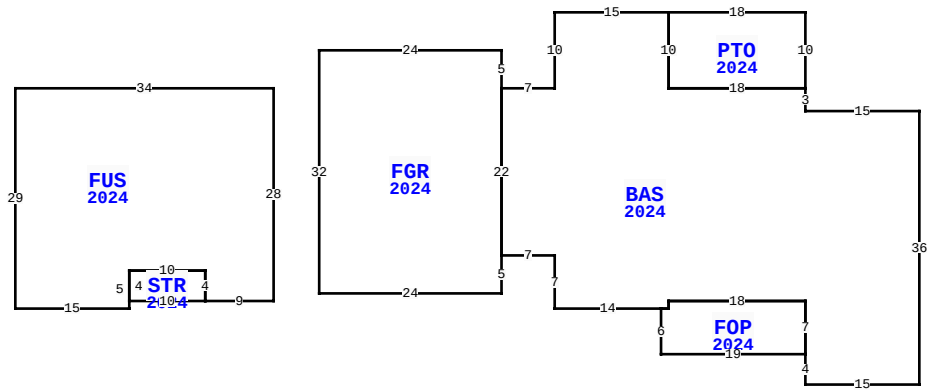
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	2024	1,783	289,566
FGR	768	55	2024	422	68,535
FOP	132	30	2024	40	6,496
FUS	927	100	2024	927	150,548
PTO	180	5	2024	9	1,462
STR	40	10	2024	4	650
TOTALS	3,830			3,185	517,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,185	98.3250	163.22	519,856	2023	2023	0	0	0	0.50	99.50

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



13544 SETTINDOWN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		673,471
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		103,125
TOTAL MARKET VALUE		780,061
SOH/AGL Deduction		331,988
ASSESSED VALUE		448,073
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		396,662
TOTAL JUST VALUE		780,061
NCON VALUE		156,214
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011045	NEW DETACHED GARA	294,731	09/30/2024
230010432	CO ISSUED		08/15/2023
22012164	NEW CONSTR	434,574	08/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2662/1802	8/23/2023	WD	Q	I	01	824,500
GRANTOR: WHITNEL CHARLES EDWIN						
GRANTEE: SPARROW ROBERT JOEL						
2543/0336	2/16/2022	WD	Q	V	01	105,000
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 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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	3.14	AC		1.00	1.00	1.00	19,500.00	19,500.00	61,230							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	9.31	AC		1.00	1.00	1.00	4,500.00	4,500.00	41,895							

REVIEW DATE 07/01/2025 BY WW Total Acres: 12.45 Total Land Value: 103,125 Market: 0 Agricultural: 0 Common: 103,125 PRINTED 07/09/2026 BY SYS

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ESMT IN OR 2562-1829

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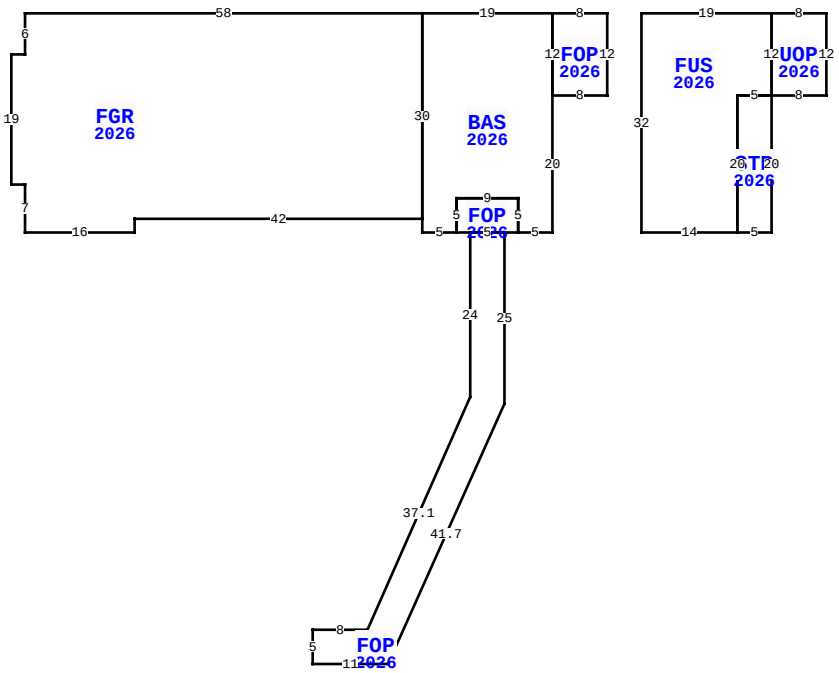
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	06	Quality Level 06
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	563	100	2026	563	39,123
FGR	1,810	55	2026	996	69,212
FOP	45	30	2026	14	973
FOP	96	30	2026	29	2,015
FOP	362	30	2026	109	7,574
FUS	508	100	2026	508	35,301
STR	100	10	2026	10	695
UOP	96	20	2026	19	1,320
TOTALS	3,580			2,248	156,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	2,248	124.0827	69.49	156,214	2025	2025	0	0	0	0.00	100.00

2 ACCESORY U 100% - 2026 Heated Area: 1071 HX Base Yr 2025



13544 SETTINDOWN DR, BRYCEVILLE

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XF DATE		LAND DATE	05/12/2026 MLU
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NASSAU COUNTY PROPERTY

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GRANTOR: WHITNEL CHARLES EDWIN						
GRANTEE: SPARROW ROBERT JOEL						
2543/0336	2/16/2022	WD	Q	V	01	105,000
GRANTOR: HODGES TONY						
GRANTEE: WHITNEL CHARLES EDW						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2026;ORIG=50,30] E58 S30 W42 S2 W16 N7 W2 N19 E2 N6 $
BAS=[YR=2026;ORIG=108,30] E19 S12 S20 W5 N5 W9 S5 W5 N2 N30 $
FUS=[YR=2026;ORIG=140,30] E19 S12 W5 S20 W14 N32 $
FOP=[YR=2026;ORIG=120,62] S25 D38L17 W11 N5 E8 U34R15 N24 E5 $
STR=[YR=2026;ORIG=154,42] E5 S20 W5 N20 $
UOP=[YR=2026;ORIG=159,30] E8 S12 W8 N12 $
FOP=[YR=2026;ORIG=127,30] E8 S12 W8 N12 $
FOP=[YR=2026;ORIG=113,57] E9 S5 W2 W5 W2 N5 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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