

MCCLANE JOHN
13565 SETTINDOWN DR
BRYCEVILLE, FL 32009

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

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

3108

HARDIE BRD 100
IRREGULAR 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo
Air Condition

1303

LVT/LAMNT 100
CENTRAL 100

Heating Type
Bedrooms

0404

AIR DUCTED 100
3 100

Bathrooms
Frame
Stories

0201

WOOD FRAME 100
1. 100

Units

0 100

Quality

01

Quality Level 01

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA09

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

403,366

FGR

548

55

2025

301

46,751

FOP

188

30

2025

56

8,698

FPT

504

30

2025

151

23,453

PTO

156

5

2025

8

1,243

TOTALS

3,993

3,113

483,511

MARKET ADJUSTMENTS

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

0500013,11393.5640155.32483,51120242024000.00100.00

1 SFR CUST100% - 2025Heated Area: 2597HX Base Yr 2025

25

33

13

12

12

12

12

14

6

18

6

13

47

20

25

21

6

10

4

8

14

3

3

16

3

6

4

13

2

9

4

8

FGR2025

FOP2025

PTO2025

BAS2025

FOP2025

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUETOTAL JUST VALUE

NCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

483,5115,00066,470554,981167,532387,44951,411336,038554,9810535,995

PERMIT NUMDESCRIPTIONAMTISSUED

B260002049DETACHED GARAGE 383,56802/26/2026

C0240009836NSFR T 3878, H 26490,30108/26/2024

B240002265NSFR T 3878, H 26490,30102/26/2024

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSN CD SALE PRICE

9999/999911/14/2023CNQV0190,000

GRANTOR: COX DEWAYNE

GRANTEE: ADAMS ROBERT DERVIS

1924/14916/12/2014WDQV0149,900

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 \$

LAND DESCRIPTION

TOTAL OB/XF5,000

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECL FRZYR CONSRV

1000100CRES1000006OR0.000.002.07AC1.001.001.0022,000.0022,000.0045,540

2009605CWETLANDS1000006OR0.000.003.22AC1.001.001.006,500.006,500.0020,930

REVIEW DATE07/07/2026BYWWTotal Acres: 5.29Total Land Value: 66,470Market: 0Agricultural: 0Common: 66,470PRINTED 07/09/2026 BY SYS