LOT 1
IN OR 1665/1602
ARNOLD RIDGE PB 6/251

BURDETTE STEPHEN M
97034 ARNOLD RIDGE DR
YULEE, FL 32097

2023

43-3N-28-082A-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

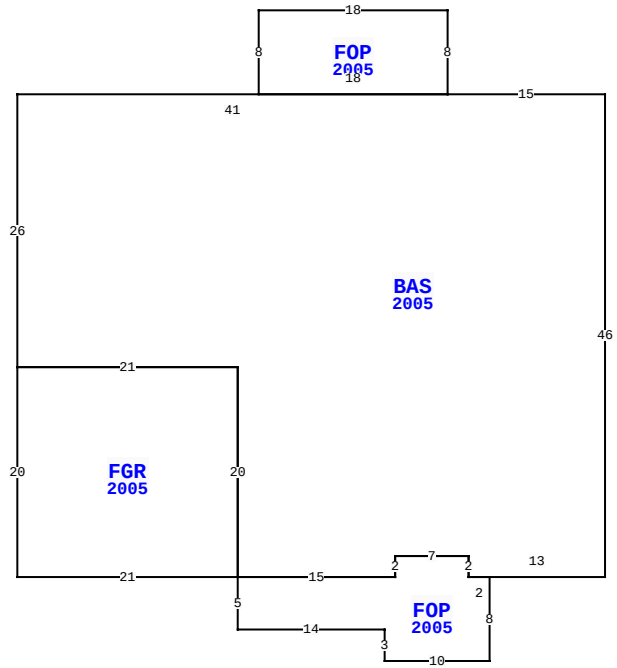
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100	2,142	225,438
FGR	420	55	231	24,312
FOP	144	30	43	4,526
FOP	164	30	49	5,157
TOTALS	2,870		2,465	259,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,465	95.8176	113.78	280,468	2005	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2008 Heated Area: 2142 HX Base Yr 2008



97034 ARNOLD RIDGE DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,433
TOTAL MARKET OB/XF VALUE		6,247
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		340,680
SOH/AGL Deduction		154,415
ASSESSED VALUE		186,265
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,265
TOTAL JUST VALUE		340,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101383	REPAIR/RRF	0	02/01/2021
B13962	NEW CONSTR	0	01/01/2005
P0408751	OTHER	0	12/01/2004
M0409082	H/AC	0	12/01/2004
B0209308	SIGN	25,000	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1683/0919	2/11/2010	WD	U	I	30	100
GRANTOR: BURDETTE MELINDA L						
GRANTEE: BURDETTE STEPHEN M						
1479/0818	2/20/2007	WD	Q	I		295,000
GRANTOR: PELKOWSKI THOMAS D &						
GRANTEE: BURDETTE STEPHEN M						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,795.00	SF	4.00	4.00	100	2005	2005	3	87	6,247	

BUILDING DIMENSIONS

BAS=[YR=2005] W15 FOP=[YR=2005] N8 W18 S8 E18$ W41 S26
FGR=[YR=2005] S20 E21 N20 W21$ E21 S20 FOP=[YR=2005] S5 E14
S3 E10 N8 W2 N2 W7 S2 W15$ E15 N2 E7 S2 E13 N46$.

LAND DESCRIPTION

TOTAL OB/XF 6,247

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	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/24/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS