

LOT 2
IN OR 2115/997
ARNOLD RIDGE PB 6/251

WARD MICHAEL E & HOLLY E
97056 ARNOLD RIDGE DRIVE
YULEE, FL 32097

2023

43-3N-28-082A-0002-0000



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,938	100	1,938	200,820
FEP	378	80	302	31,294
FGR	462	55	254	26,320
FOP	48	30	14	1,451
UOP	48	20	10	1,036
TOTALS	2,874		2,518	260,921

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,310.00	SF	4.00
3	0940	SHEDS/PORT	0	0	10	14	140.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00

REVIEW DATE 11/14/2018 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,518	96.4224	114.50	288,311	2003	2003	0	0	0	9.50	90.50
1 SNGL FAM - 0% - 0 Heated Area: 1938 HX Base Yr												
97056 ARNOLD RIDGE DR, YULEE												
BLD DATE 03/03/2023 NW LGL DATE 06/15/2023 MLU XF DATE INC DATE												

TOTAL OB/XF												
8,133												

TOTAL OB/XF												
8,133												

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			260,921
TOTAL MARKET OB/XF VALUE			8,133
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			344,054
SOH/AGL Deduction			56,796
ASSESSED VALUE			287,258
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			287,258
TOTAL JUST VALUE			344,054
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			326,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20483	ADDITION	27,700	09/01/2007
B0210311	NEW CONSTR	144,424	11/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2115/0997	4/21/2017	WD Q	I	I	02
GRANTOR: SABO GREGORY B & LILI					
GRANTEE: WARD MICHAEL EUGENE					
1325/0392	6/13/2005	WD Q	I	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: SABO GREGORY B & LI					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2003] W12 UOP=[YR=2007] N8 W6 FEP=[YR=2007] N10W22 S18 E2 R2 U2 E7 D2 R2 E9 N8\$ S8 E6\$ W15 L2 U2 W7 D2 L2 W16 S36 FGR=[YR=2003] S22 E21 N22 W21\$ E32 FOP=[YR=2003] S3 E8 N3 W1 N4 W6 S4 W1\$ E1 N4 E6 S4 E15 N36\$.					

TOTAL OB/XF												
8,133												

PRINTED 08/02/2023 BY SYS