LOT 5
ARNOLD RIDGE PB 6/251

OLSON BRANDON J & ASHLEY L
97116 ARNOLD RIDGE DR
YULEE, FL 32097

2023

43-3N-28-082A-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

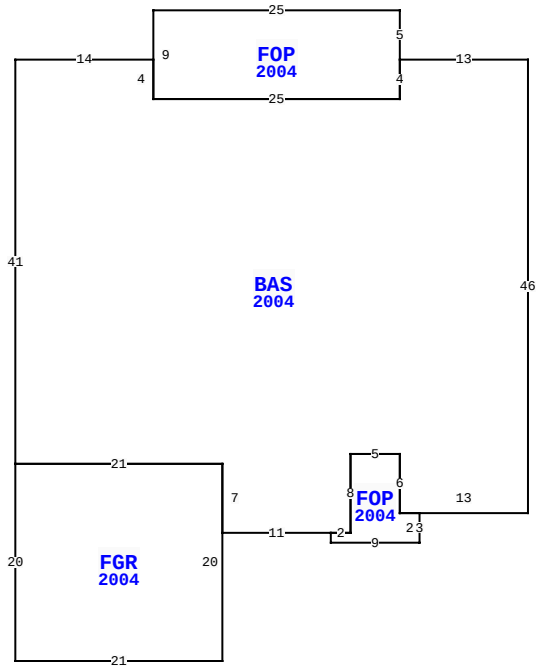
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,183	100	2,183	218,082
FGR	420	55	231	23,077
FOP	53	30	16	1,598
FOP	225	30	68	6,793
TOTALS	2,881		2,498	249,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,498	92.4480	109.78	274,230	2004	2004	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 2183 HX Base Yr



97116 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	249,549
TOTAL MARKET OB/XF VALUE	6,836
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	331,385
SOH/AGL Deduction	49,506
ASSESSED VALUE	281,879
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,879
TOTAL JUST VALUE	331,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/1757	10/07/2020	WD	Q	I	01	290,000
GRANTOR: AUSTIN DAVID A L/E						
GRANTEE: OLSON BRANDON J & A						
2037/1327	4/01/2016	LE	U	I	11	100
GRANTOR: AUSTIN DAVID A						
GRANTEE: BROWN PAMELA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FOP=[YR=2004] N5 W25 S9 E25 N4$ S4 W25 N4 W14 S41 FGR=[YR=2004] S20 E21 N20 W21$ E21 S7 E11 FOP=[YR=2004] S1 E9 N3 W2 N6 W5 S8 W2$ E2 N8 E5 S6 E13 N46$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0811	CONCRETE B	0	0	0	0	832.00	SF	5.20	5.20	100	2004	2004	3	86	3,721	

LAND DESCRIPTION

TOTAL OB/XF 6,836

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	0		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 11/14/2018 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS