

LOT 6
L/E OR 1802/439
ARNOLD RIDGE PB 6/251

DAVIS-KNAPP REVOC TRUST/DAVIS RICHARD M TRUSTEE
97137 ARNOLD RIDGE DR
YULEE, FL 32097

2023

43-3N-28-082A-0006-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	08 SHT VINYL 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

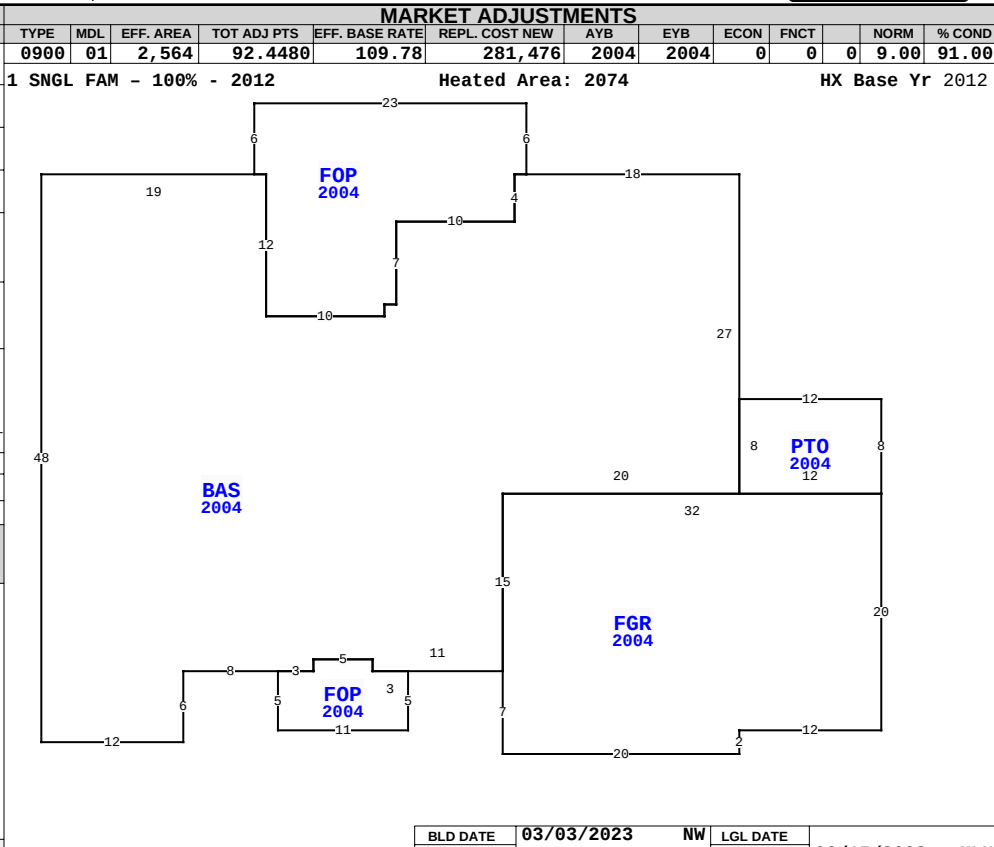
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4033.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	2,074	207,192
FGR	680	55	374	37,363
FOP	60	30	18	1,798
FOP	309	30	93	9,291
PTO	96	5	5	500
TOTALS	3,219		2,564	256,143

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0812	CONCRETE C	0 100	0	0	1,057.00	SF	4.00	4.00	100	2004	2004	3	86	3,636	
3	0810	CONCRETE A	0 100	0	0	69.00	SF	6.50	6.50	100	2004	2004	3	86	386	
4	0861	POOL GUNIT	0 100	0	0	330.00	SF	85.00	85.00	100	2004	2004	3	40	11,220	
5	0845	KOOL DECK	0 100	0	0	560.00	SF	7.25	7.25	100	2004	2004	3	86	3,492	
6	0910	SCRN RM L	0 100	0	0	1,009.00	SF	15.00	15.00	100	2004	2004	3	24	3,632	
7	0940	SHEDS/PORT	0 100	8	10	80.00	SF	30.00	30.00	100	2004	2004	3	24	576	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	100	

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



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			256,143
TOTAL MARKET OB/XF VALUE			26,057
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			357,200
SOH/AGL Deduction			149,724
ASSESSED VALUE			207,476
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			157,476
TOTAL JUST VALUE			357,200
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412591	FOUNDATION	4,958	04/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1802/0439	5/24/2012	WD	U	I	11	100
GRANTOR: DAVIS RICHARD M & VED						
GRANTEE: DAVIS RICHARD M & V						
1796/1624	5/24/2012	WD	U	I	30	100
GRANTOR: DAVIS RICHARD M & VED						
GRANTEE: DAVIS RICHARD M & V						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2004] W18 FOP=[YR=2004] N6 W23 S6 E1 S12 E10 N1 E1 N7 E10 N4 E1\$ W1 S4 W10 S7 W1 S1 W10 N12 W19 S48 E12 N6 E8 FOP=[YR=2004] S5 E11 N5 W3 N1 W5 S1 W3\$ E3 N1 E5 S1 E11 FGR=[YR=2004] S7 E20 N2 E12 N20 PTO=[YR=2004] N8 W12 S8 E12\$ W32 S15 \$ N15 E20 N27\$.	