LOT 7
IN OR 1319/1719
ARNOLD RIDGE PB 6/251

GOYETTE CAROLYN F
97149 ARNOLD RIDGE DR
YULEE, FL 32097

2023

43-3N-28-082A-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

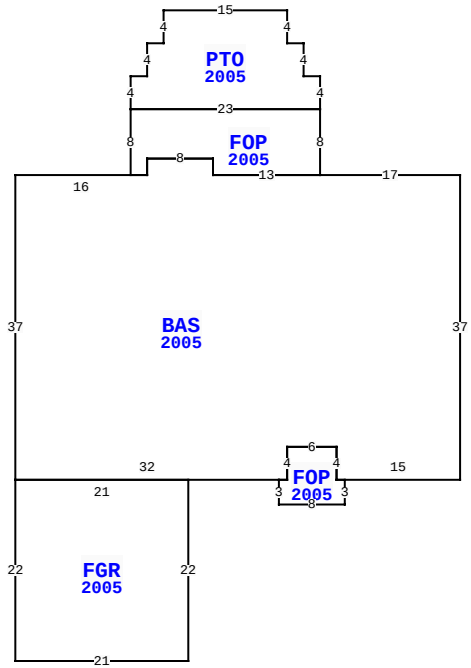
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,990	100	1,990	215,736
FGR	462	55	254	27,536
FOP	48	30	14	1,518
FOP	168	30	50	5,421
PTO	228	5	11	1,192
TOTALS	2,896		2,319	251,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,319	98.6958	117.20	271,787	2005	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2009 Heated Area: 1990 HX Base Yr



97149 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		251,403
TOTAL MARKET OB/XF VALUE		9,266
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		335,669
SOH/AGL Deduction		0
ASSESSED VALUE		335,669
TOTAL EXEMPTION VALUE	13	335,669
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		335,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2100944	REPAIR/RRF	0	01/27/2021
MH174007	H/AC	0	06/01/2017
B13918	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/1719	5/25/2005	WD	Q	I		187,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GOYETTE EDWARD R &						
1238/1667	6/17/2004	WD	U	V	19	57,800
GRANTOR: ARNOLD RIDGE INVESTME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FOP=[YR=2005] N8 PTO=[YR=2005] N4 W2 N4 W2 N4 W15 S4 W2 S4 W2 S4 E23$ W23 S8 E2 N2 E8 S2 E13$ W13 N2 W8 S2 W16 S37 FGR=[YR=2005] S22 E21 N22 W21$ E32 FOP=[YR=2005] S3 E8 N3 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E15 N37$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	1,352.00	SF	5.20	5.20	100	2005	2005	3	87	6,116	

LAND DESCRIPTION

TOTAL OB/XF 9,266

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 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