

LOT 10
IN OR 1225/1304 & OR 1347/95
ARNOLD RIDGE PB 6/251

KEIGHTLEY JANE LOUISE/KEIGHTLEY EDWARD J ET AL
97088 CASTLE RIDGE DRIVE
YULEE, FL 32097

2023

43-3N-28-082A-0010-0000



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	60		
Interior Floor	08	SHT VINYL	40		
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	2,164	100	2,164	216,183	
FGR	400	55	220	21,978	
FOP	54	30	16	1,598	
FOP	308	30	92	9,191	
TOTALS	2,926		2,492	248,951	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,492	92.4480	109.78	273,572	2004	2004	0	0	9.00	91.00
1 SNGL FAM - 100% - 2005											
Heated Area: 2164											
HX Base Yr 2005											
The floor plan diagram illustrates a building layout with several interconnected rectangular sections. Key dimensions and labels include: Top Section: A large rectangle with a width of 32 and a height of 10. It is labeled FOP 2004 in blue. Internal dimensions show a central horizontal segment of 6 and two vertical segments of 2, with a total width of 20 for the lower part. Left Section: A vertical segment on the far left with a height of 34. It connects to a horizontal segment of 18. Bottom-Left Section: A large rectangle with a width of 20 and a height of 20. It is labeled FGR 2004 in blue. It connects to a horizontal segment of 20. Bottom-Center Section: A small rectangle with a width of 6 and a height of 4. It is labeled FOP 2004 in blue. It connects to a horizontal segment of 10 and a vertical segment of 2. Bottom-Right Section: A horizontal segment of 12 connects to a vertical segment of 38. Right Section: A vertical segment of 12 connects to a horizontal segment of 12, which then connects to a vertical segment of 38.											
BLD DATE				03/03/2023				NW		LGL DATE	
XF DATE										LAND DATE	
INC DATE										AG DATE	
										06/15/2023	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0812	CONCRETE C	0	100	0	1,333.00	SF	4.00	4.00	100	2004
3	0861	POOL GUNIT	0	100	0	405.00	SF	85.00	85.00	100	2004
4	0910	SCRN RM L	0	100	0	607.00	SF	15.00	15.00	100	2004
5	0845	KOOL DECK	0	100	0	202.00	SF	7.25	7.25	100	2004
6	0940	SHEDS/PORT	0	100	0	192.00	SF	30.00	30.00	100	2004
TOTAL OB/XF 26,297											

LAND DESCRIPTION										TOTAL OB/XF										26,297									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												