

LOT 15
IN OR 2184/1907
ARNOLD RIDGE PB 6/251

WERBLE DAVID P &/ELMORE AMY N
97158 CASTLE RIDGE DR
YULEE, FL 32097

2023

43-3N-28-082A-0015-0000



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	12 HARDWOOD 50
Interior Floo	14 CARPET 50
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	2,315	100	2,315	234,512
FGR	420	55	231	23,401
FOP	98	30	29	2,937
FOP	200	30	60	6,078
TOTALS	3,033		2,635	266,928

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,160.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0861	POOL GUNIT	0	100	0	0	496.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	570.00	SF	7.25	7.25	
5	0911	SCRN RM A	0	100	0	0	1,040.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,635	93.7440	111.32	293,328	2004	2004	0	0	9.00	91.00
1 SNGL FAM - 100% - 2019 Heated Area: 2315 HX Base Yr											
97158 CASTLE RIDGE DR, YULEE											

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/15/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		266,928	
TOTAL MARKET OB/XF VALUE		34,803	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		376,731	
SOH/AGL Deduction		0	
ASSESSED VALUE		376,731	
TOTAL EXEMPTION VALUE		13	376,731
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		376,731	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		357,884	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311595	NEW CONSTR	165,097	08/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2184/1907	3/19/2018	WD	Q	I	02	315,000
GRANTOR: PLUTA DAVID F & DIANE						
GRANTEE: WERBLE DAVID P & AM						
1217/1968	3/25/2004	WD	Q	I		199,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PLUTA DAVID & DIANE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W14 FOP=[YR=2004] N4 W25 S8 E25 N4 \$ S4 W25 N4 W16 S40 FGR=[YR=2004] S20 E21 N20 W21 \$ E21 S9 E11 FOP=[YR=2004] S5 E11 N9 W2 N1 W7 S5 W2 \$ E2 N5 E7 S1 E14 N45\$.											