

LOT 16
IN OR 1920/1509
ARNOLD RIDGE PB 6/251

SIZEMORE JILL H & JAMES
97178 CASTLE RIDGE DRIVE
YULEE, FL 32097

2023

43-3N-28-082A-0016-0000



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	3	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
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NEIGHBORHOOD/LOC	4033.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,288	100	2,288	238,857
FGR	462	55	254	26,516
FOP	45	30	14	1,462
FOP	230	30	69	7,203

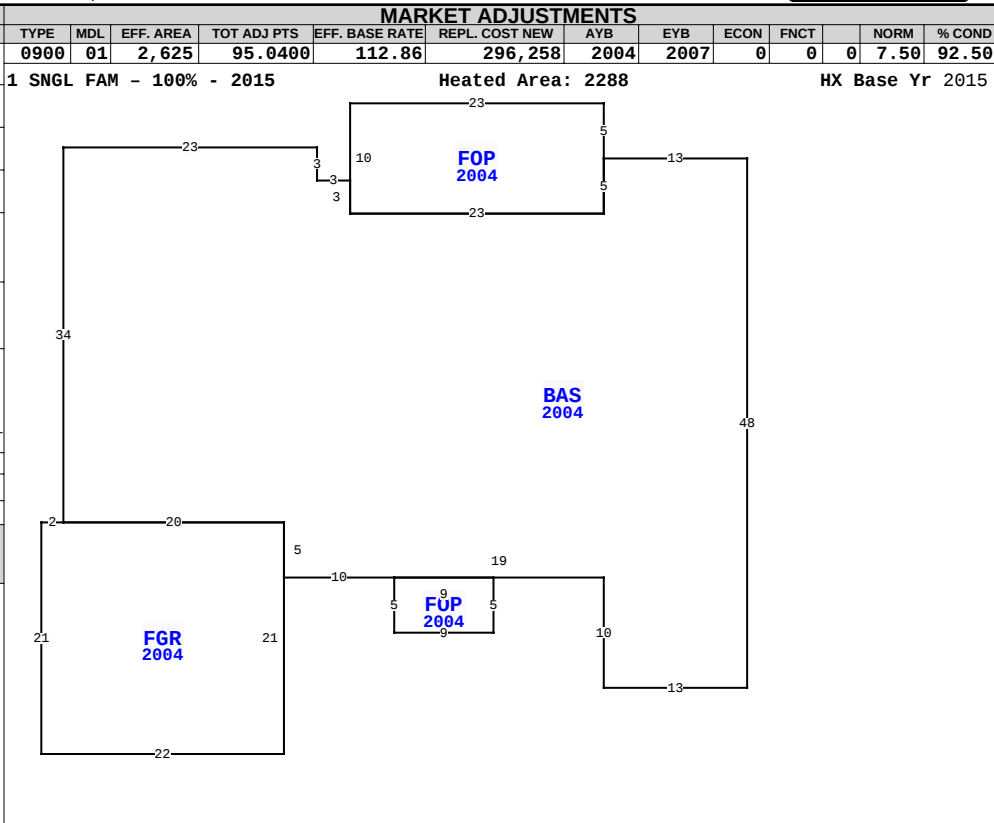
TOTALS	3,025		2,625	274,039
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EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0		713.00	SF 5.20	5.20	100	2004	2004	3	86	3,189
3	1124	CB/STC 4"	0	100	0	0		36.00	SF 6.50	6.50	100	2004	2004	3	86	201
4	0811	CONCRETE B	0	100	0	0		1,030.00	SF 5.20	5.20	100	2008	2008	3	90	4,820
5	0911	SCRN RM A	0	100	23	33		759.00	SF 17.50	17.50	100	2014	2014	3	70	9,298
6	0861	POOL GUNIT	0	100	0	0		325.00	SF 85.00	85.00	100	2014	2014	3	78	21,548
7	0855	CONC PAVER	0	100	0	0		466.00	SF 10.00	10.00	100	2014	2014	3	95	4,427

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



97178 CASTLE RIDGE DR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE	06/15/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		274,039
TOTAL MARKET OB/XF VALUE		46,598
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		395,637
SOH/AGL Deduction		156,371
ASSESSED VALUE		239,266
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,266
TOTAL JUST VALUE		395,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2001463	REPAIR/RRF	12,815	02/01/2020
B1429416	SCRNROOM	13,172	10/01/2014
B1429232	SWIM POOL	27,410	08/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1920/1509	6/02/2014	WD	Q	I	02
					SALE PRICE
					240,000

GRANTOR: GLEASON ROBERT S & NI
GRANTEE: SIZEMORE JILL H & J
1287/1183 1/13/2005 WD Q I 227,200
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: GLEASON ROBERT S &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FOP=[YR=2004] N5 W23 S10 E23 N5\$ S5 W23 N3
W3 N3 W23 S34 FGR=[YR=2004] W2 S21 E22 N21 W20 \$ E20 S5 E10
FOP=[YR=2004] S5 E9 N5 W9\$ E19 S10 E13 N48\$.