LOT 18
IN OR 1954/582
ARNOLD RIDGE PB 6/251

LEWIS WINSTON K & MENTORIA R
97070 CHIMNEY RIDGE COURT
YULEE, FL 32097

2023

43-3N-28-082A-0018-0000

BUILDING CHARACTERISTICS

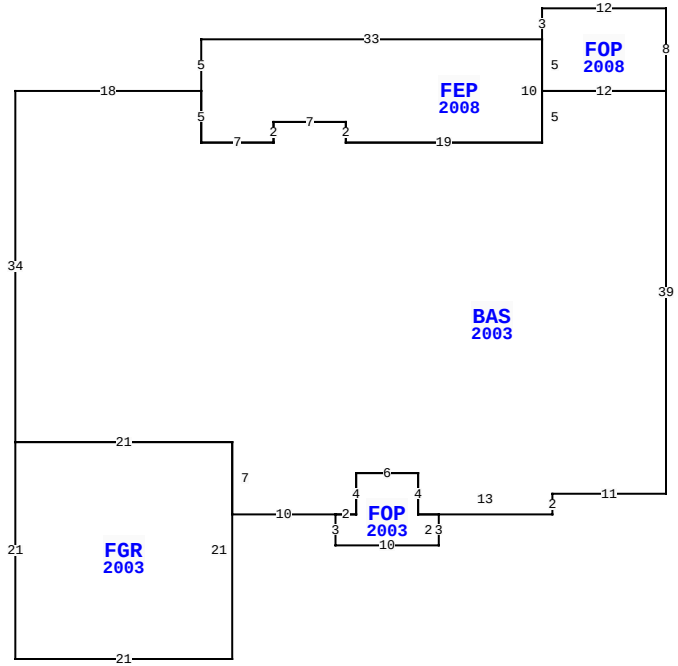
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,239	100	2,239	230,045
FEP	316	80	253	25,994
FGR	441	55	243	24,967
FOP	54	30	16	1,644
FOP	96	30	29	2,979
TOTALS	3,146		2,780	285,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,780	96.9408	115.12	320,034	2003	2003	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2018 Heated Area: 2239 HX Base Yr 2018



97070 CHIMNEY RIDGE CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,726
TOTAL MARKET OB/XF VALUE		8,485
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		379,211
SOH/AGL Deduction		128,757
ASSESSED VALUE		250,454
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,454
TOTAL JUST VALUE		379,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708723	GARAGE	21,643	10/03/2017
B21140	REMODEL	17,400	02/01/2008
B0310962	NEW CONSTR	159,639	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1954/0582	12/29/2014	WD	Q	I	01	247,000
GRANTOR: COLEMAN DONALD L & AN						
GRANTEE: LEWIS WINSTON K & M						
1170/1531	9/12/2003	WD	Q	I		190,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COLEMAN DONALD L &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W12 S3 FEP=[YR=2008] W33 S5 BAS=[YR=2003] W18 S34 FGR=[YR=2003] S21 E21 N21 W21$ E21 S7 E10 FOP=[YR=2003] S3 E10 N3 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E13 N2 E11 N39 W12 S5 W19 N2 W7 S2 W7 N5$ S5 E7 N2 E7 S2 E19 N10$ S5 E12 N8 $.

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	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	801.00	SF	4.00	4.00	100	2003	2003	3	84	2,691	
3	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	100	2006	2006	3	31	1,562	
4	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	2010	2010	3	64	1,152	

LAND DESCRIPTION

TOTAL OB/XF 8,485

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	0003	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 04/25/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS

LOT 18
IN OR 1954/582
ARNOLD RIDGE PB 6/251

LEWIS WINSTON K & MENTORIA R
97070 CHIMNEY RIDGE COURT
YULEE, FL 32097

2023

43-3N-28-082A-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

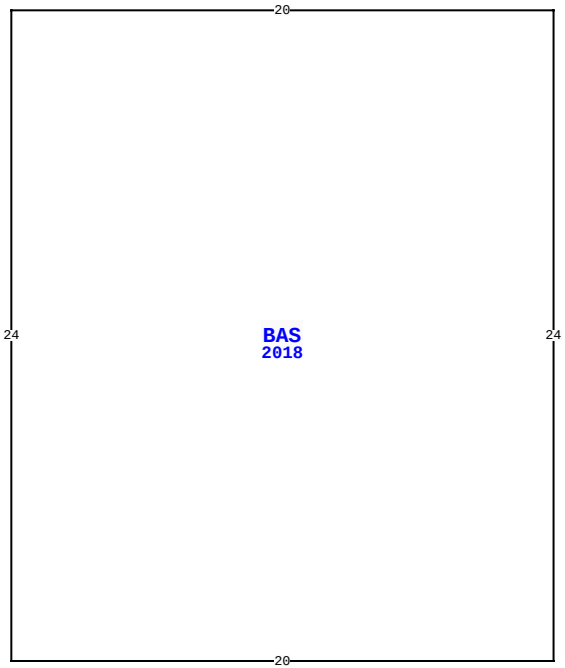
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	10,096
TOTALS	480		480	10,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	63.2500	22.14	10,627	2017	2017	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2018 Heated Area: 480 HX Base Yr 2018



97070 CHIMNEY RIDGE CT, 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		295,726
TOTAL MARKET OB/XF VALUE		8,485
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		379,211
SOH/AGL Deduction		128,757
ASSESSED VALUE		250,454
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,454
TOTAL JUST VALUE		379,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1954/0582	12/29/2014	WD	Q	I	01	247,000
GRANTOR: COLEMAN DONALD L & AN						
GRANTEE: LEWIS WINSTON K & M						
1170/1531	9/12/2003	WD	Q	I		190,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COLEMAN DONALD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 S24 E20 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/25/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS