LOT 19
IN OR 1963/304
ARNOLD RIDGE PB 6/251

CARRIER RONALD S & CAROL L
97078 CHIMNEY RIDGE COURT
YULEE, FL 32097

2023

43-3N-28-082A-0019-0000

BUILDING CHARACTERISTICS

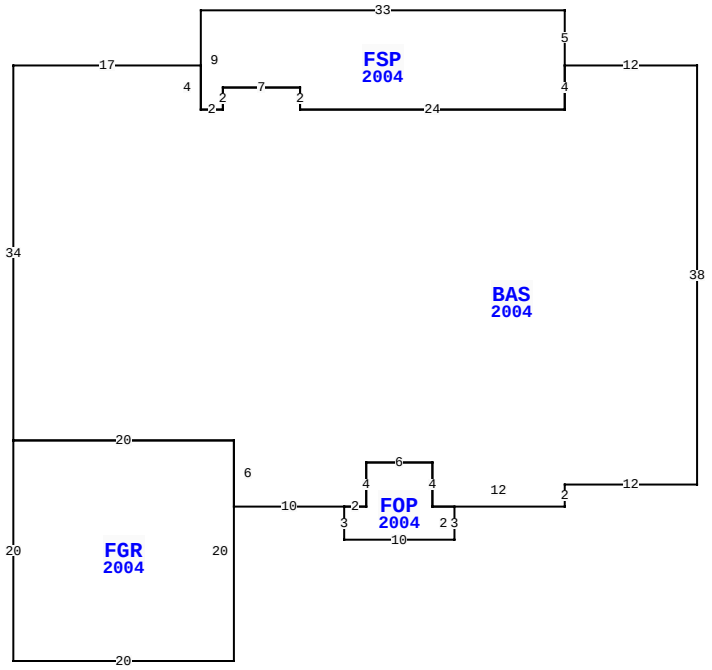
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,194	100	2,194	219,180
FGR	400	55	220	21,978
FOP	54	30	16	1,598
FSP	283	40	113	11,289
TOTALS	2,931		2,543	254,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,543	92.4480	109.78	279,171	2004	2004	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2020 Heated Area: 2194 HX Base Yr 2020



97078 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	254,046
TOTAL MARKET OB/XF VALUE	38,704
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	367,750
SOH/AGL Deduction	89,762
ASSESSED VALUE	277,988
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	227,988
TOTAL JUST VALUE	367,750
NCON VALUE	22,400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007852	ADDITION	38,323	05/19/2022
R2105770	ROOF	26,000	05/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1963/0304	2/17/2015	WD	Q	I	02	223,500
GRANTOR: SIBLEY MATTHEW M						
GRANTEE: CARRIER RONALD D &						
1932/0071	8/11/2014	FJ	U	I	11	0
GRANTOR: SIBLEY JOHN W						
GRANTEE: SIBLEY MATTHEW M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 FSP=[YR=2004] N5 W33 S9 E2 N2 E7 S2 E24 N4$ S4 W24 N2 W7 S2 W2 N4 W17 S34 FGR=[YR=2004] S20 E20 N20 W20$ E20 S6 E10 FOP=[YR=2004] S3 E10 N3 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E12 N2 E12 N38 $.

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	2004	2004	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	890.00	SF	4.00	4.00	100	2004	2004	3	86	3,062	
3	0861	POOL GUNIT	0	100	0	0	230.00	SF	85.00	85.00	100	2004	2004	3	40	7,820	
4	0845	KOOL DECK	0	100	0	0	370.00	SF	7.25	7.25	100	2004	2004	3	86	2,307	
5	0911	SCRN RM A	0	100	0	0	1,280.00	SF	17.50	17.50	100	2022	2022	3	100	22,400	

LAND DESCRIPTION

TOTAL OB/XF 38,704

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 11/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS