

LOT 24
IN OR 1225/1246
ARNOLD RIDGE PB 6/251

ROTEN DANNY R & LINDA D
97268 CASTLE RIDGE DRIVE
YULEE, FL 32097

2023

43-3N-28-082A-0024-0000



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	1,900	100	1,900	195,584
FGR	462	55	254	26,146
FOP	51	30	15	1,544
FOP	160	30	48	4,941
TOTALS	2,573		2,217	228,216

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,136.00	SF	4.00	4.00	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	
4	0810	CONCRETE A	0	100	0	0	560.00	SF	6.50	6.50	

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	2,217	95.2560	113.12	250,787	2004	2004	0	0	9.00	91.00
1 SNGL FAM - 100% - 2005 Heated Area: 1900 HX Base Yr 2005											
97268 CASTLE RIDGE DR, YULEE											

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

TOTAL OB/XF											
12,063											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		228,216	
TOTAL MARKET OB/XF VALUE		12,063	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		315,279	
SOH/AGL Deduction		139,323	
ASSESSED VALUE		175,956	
TOTAL EXEMPTION VALUE		HX HB VX	
BASE TAXABLE VALUE		120,956	
TOTAL JUST VALUE		315,279	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,011	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311563	NEW CONSTR	144,304	08/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1225/1246	4/27/2004	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: ROTEN DANNY & LINDA					
1144/0797	6/11/2003	WD	U	V	19
GRANTOR: ARNOLD RIDGE INVESTME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W16 FOP=[YR=2004] N8 W22 S8 E3 N2 E8 S2 E11\$ W11 N2 W8 S2 W18 S36 FGR=[YR=2004] S22 E21 N22 W21\$ E31 FOP=[YR=2004] S3 E9 N3 W1 N4 W6 S4 W2\$ E2 N4 E6 S4 E14 N36\$.											