



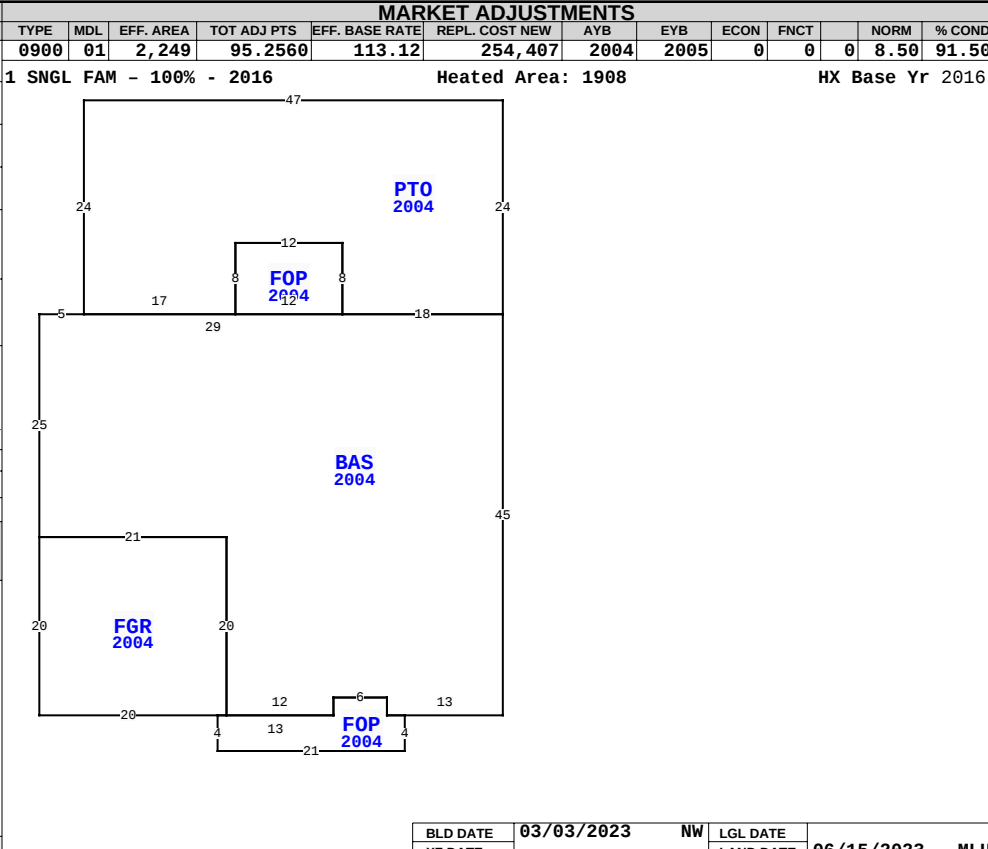
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,908	100	1,908	197,487
FGR	420	55	231	23,910
FOP	96	30	29	3,001
FOP	96	30	29	3,001
PTO	1,032	5	52	5,382
TOTALS	3,552		2,249	232,782

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0812	CONCRETE C	0 100	0	0	1,748.00	SF	4.00	4.00	100	2004
3	0911	SCRN RM A	0 100	24	30	720.00	SF	17.50	17.50	100	2004

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



97314 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									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					232,782				
TOTAL MARKET OB/XF VALUE					12,152				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					319,934				
SOH/AGL Deduction					111,423				
ASSESSED VALUE					208,511				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					158,511				
TOTAL JUST VALUE					319,934				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					302,666				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107221	3 WINDOWS	8,174	06/03/2021
B2004153	REPAIR/RRF	0	06/01/2020
B0514334	REMODEL	5,280	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2555/0772	4/13/2022	LE	U	I	11	100	
GRANTOR: BAZINET ROGER R & HAZ							
GRANTEE: BAZINET BRIAN A							
2003/1086	9/15/2015	WD	Q	I	02	220,000	
GRANTOR: WILKES THOMAS H & BAR							
GRANTEE: BAZINET ROGER R & H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2004] W47 S24 BAS=[YR=2004] W5 S25 FGR=[YR=2004] S20 E20 FOP=[YR=2004] S4 E21 N4 W2 N2 W6 S2 W13\$ E1 N20 W21 \$ E21 S20 E12 N2 E6 S2 E13 N45 W18 FOP=[YR=2004] N8 W12 S8 E12\$ W29 \$ E17 N8 E12 S8 E18 N24\$.									