

LOT 27
IN OR 1303/478
ARNOLD RIDGE PB 6/251

VAN DEN HEEVER ALFRID & MARLIEN
97352 CASTLE RIDGE DRIVE
YULEE, FL 32097

2023

43-3N-28-082A-0027-0000



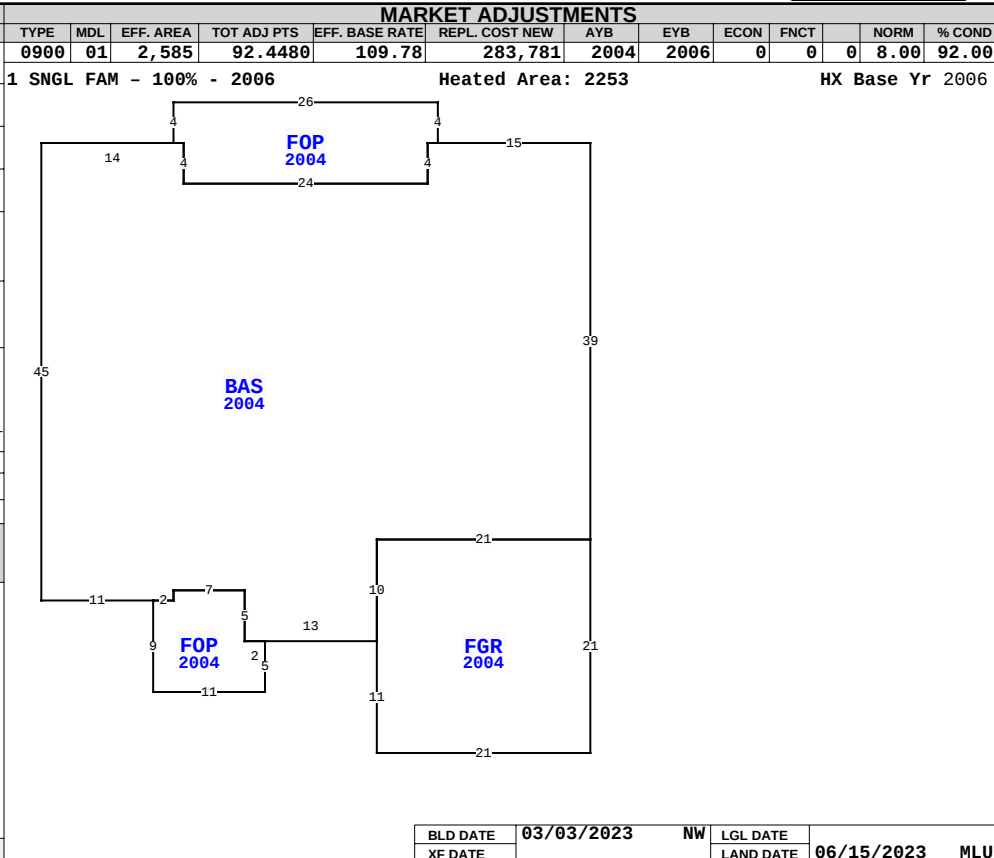
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,253	100	2,253	227,547
FGR	441	55	243	24,543
FOP	98	30	29	2,929
FOP	200	30	60	6,060
TOTALS	2,992		2,585	261,079

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	0811	CONCRETE B	0	100	0	0	965.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	57	3	171.00	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	



97352 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	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		261,079	
TOTAL MARKET OB/XF VALUE		8,386	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		344,465	
SOH/AGL Deduction		156,207	
ASSESSED VALUE		188,258	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		138,258	
TOTAL JUST VALUE		344,465	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		327,494	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2010210	REPAIR/RRF	13,985	11/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1303/0478	3/21/2005	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE 219,900
GRANTEE: VAN DEN HEEVER ALFR					
1229/1653	5/12/2004	WD	U	V	19
GRANTOR: ARNOLD RIDGE INVESTME					32,000
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W15 FOP=[YR=2004] N4 W26 S4 E1 S4 E24 N4 E1\$ W1 S4 W24 N4 W14 S45 E11 FOP=[YR=2004] S9 E11 N5 W2 N5 W7 S1 W2\$ E2 N1 E7 S5 E13 FGR=[YR=2004] S11 E21 N21 W21 S10\$ N10 E21 N39\$.											