

LOT 28  
IN OR 1300/476  
ARNOLD RIDGE PB 6/251

EVATT WILLIAM E & ROSEMARIE T  
97371 CASTLE RIDGE DRIVE  
YULEE, FL 32097

2023

43-3N-28-082A-0028-0000



| 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       | 1,839            | 100         | 1,839        | 193,466              |
| FGR       | 399              | 55          | 219          | 23,039               |
| FOP       | 96               | 30          | 29           | 3,050                |
| FOP       | 96               | 30          | 29           | 3,050                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,430 |  | 2,116 | 222,607 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |          |       |
|----------------|------------|-------------|---------|----|----|--------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 |       |
| 2              | 0811       | CONCRETE B  | 0 100   | 0  | 0  | 857.00 | SF | 5.20     |       |
| 3              | 0940       | SHEDS/PORT  | 0 100   | 12 | 14 | 168.00 | SF | 30.00    |       |

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

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 11/20/2018 | BY | KBX |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |       |  |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 0900                                                       | 01  | 2,116     | 95.2560     | 113.12         | 239,362        | 2005 | 2008 | 0    | 0    | 0    | 7.00   | 93.00 |  |
| 1 SNGL FAM - 100% - 2006 Heated Area: 1839 HX Base Yr 2006 |     |           |             |                |                |      |      |      |      |      |        |       |  |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |       |  |
| 97371 CASTLE RIDGE DR, YULEE                               |     |           |             |                |                |      |      |      |      |      |        |       |  |
| BLD DATE 03/03/2023 NW LGL DATE 06/15/2023 MLU             |     |           |             |                |                |      |      |      |      |      |        |       |  |
| XF DATE                                                    |     |           |             |                |                |      |      |      |      |      |        |       |  |
| INC DATE                                                   |     |           |             |                |                |      |      |      |      |      |        |       |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 10,303      |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 10,303      |  |  |  |  |  |  |  |  |  |  |  |  |  |

|              |      |                   |        |         |   |               |   |
|--------------|------|-------------------|--------|---------|---|---------------|---|
| Total Acres: | 0.00 | Total Land Value: | 75,000 | Market: | 0 | Agricultural: | 0 |
|--------------|------|-------------------|--------|---------|---|---------------|---|

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 4              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 222,607   |               |
| TOTAL MARKET OB/XF VALUE  |  | 10,303    |               |
| TOTAL LAND VALUE - MARKET |  | 75,000    |               |
| TOTAL MARKET VALUE        |  | 307,910   |               |
| SOH/AGL Deduction         |  | 141,250   |               |
| ASSESSED VALUE            |  | 166,660   |               |
| TOTAL EXEMPTION VALUE     |  | 50,000    |               |
| BASE TAXABLE VALUE        |  | 116,660   |               |
| TOTAL JUST VALUE          |  | 307,910   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 289,190   |               |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| R2008590   | REPAIR/RRF  | 0   | 10/01/2020 |
| B13574     | NEW CONSTR  | 0   | 01/01/2005 |

| SALES DATA                     |           |           |     |     |            |
|--------------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 1300/0476                      | 3/07/2005 | WD Q      | I   |     |            |
| GRANTOR: SEDA CONSTRUCTION COM |           |           |     |     | SALE PRICE |
| GRANTEE: EVATT WILLIAM E & R   |           |           |     |     | 172,000    |
| GRANTOR: ARNOLD RIDGE INVESTME |           |           |     |     |            |
| GRANTEE: SEDA CONSTRUCTION C   |           |           |     |     |            |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                         |  |  |  |  |  |
|-------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=2005] W21 FOP=[YR=2005] N8 W12 S8 E12\$ W29 S45 E10 |  |  |  |  |  |
| FOP=[YR=2005] S4 E21 N4 W13 N2 W6 S2 W2\$ E2 N2 E6 S2 E13   |  |  |  |  |  |
| FGR=[YR=2005] E19 N21 W19 S21\$ N21 E19 N24\$ .             |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                             |  |  |  |  |  |  |  |  |  |  |  |  |  |

|         |        |                           |
|---------|--------|---------------------------|
| Common: | 75,000 | PRINTED 08/02/2023 BY SYS |
|---------|--------|---------------------------|