

LOT 29
IN OR 1807/265
ARNOLD RIDGE PB 6/251

THOMPSON JOHN K
97285 CASTLE RIDGE DR
YULEE, FL 32097

2023

43-3N-28-082A-0029-0000



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	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
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	1,925	100	1,925	210,745
FGR	462	55	254	27,807
FOP	48	30	14	1,533
FOP	179	30	54	5,911
TOTALS	2,614		2,247	245,997

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	1,102.00	SF	4.00	4.00	

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	2,247	101.8710	120.97	271,820	2003	2003	0	0	9.50	90.50
1 SNGL FAM - 100% - 2013 Heated Area: 1925 HX Base Yr 2013											
97285 CASTLE RIDGE DR, YULEE											

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

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		245,997	
TOTAL MARKET OB/XF VALUE		6,783	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		327,780	
SOH/AGL Deduction		151,059	
ASSESSED VALUE		176,721	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		126,721	
TOTAL JUST VALUE		327,780	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,741	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310844	NEW CONSTR	144,544	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1807/0265	8/10/2012	WD	Q	I	02
GRANTOR: SEARCY STEVE D & BETT					SALE PRICE 199,500
GRANTEE: THOMPSON JOHN K					
1157/1805	7/30/2003	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION CO					SALE PRICE 167,500
GRANTEE: SEARCY STEVE D & BE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W14 FOP=[YR=2003] N8 W23 S8 E15 R1 U1 E4 R1 D1 E2\$ W2 U1 L1 W4 L1 D1 W32 S36 E14 FOP=[YR=2003] S3 E8 N3 W1 N4 W6 S4 W1\$ E1 N4 E6 S4 E12 FGR=[YR=2003] S22 E21 N22 W21\$ E21 N36\$.											