

LOT 31
IN OR 2129/1829
ARNOLD RIDGE PB 6/251

MCGUIRE CHRISTOPHER L & ALEXANDRIA H
97249 CASTLE RIDGE DR
YULEE, FL 32097

2023

43-3N-28-082A-0031-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	13 LVT/LAMMT 50
Interior Floo	14 CARPET 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		

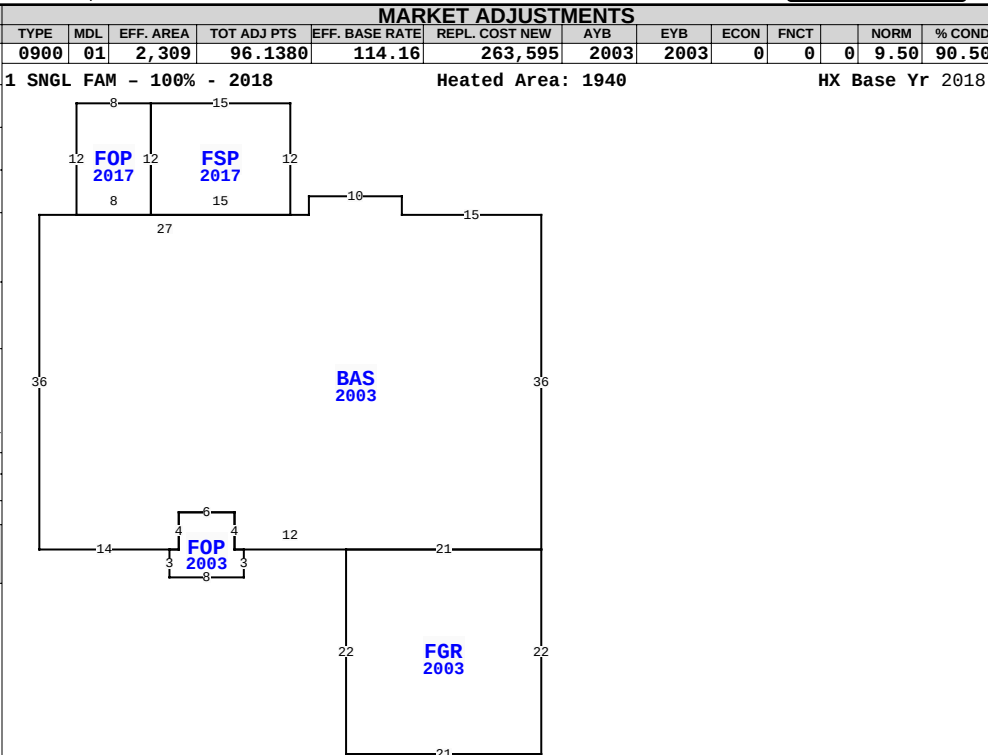
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	1,940	200,430
FGR	462	55	254	26,242
FOP	48	30	14	1,446
FOP	96	30	29	2,996
FSP	180	40	72	7,439

TOTALS	2,726	2,309	238,553
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
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	1,266.00	SF	4.00	4.00
3	0861	POOL GUNIT	0 100	0	0	300.00	SF	85.00	85.00
4	0845	KOOL DECK	0 100	0	0	600.00	SF	7.25	7.25

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	04/03/2018	BY	KW
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97249 CASTLE RIDGE DR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE	06/15/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
22,339									

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22,339									

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		238,553	
TOTAL MARKET OB/XF VALUE		22,339	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		335,892	
SOH/AGL Deduction		110,665	
ASSESSED VALUE		225,227	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		175,227	
TOTAL JUST VALUE		335,892	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,567	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103309	ROOF	22,000	03/18/2021
B18301	SWIM POOL	25,000	08/01/2006
B0310964	NEW CONSTR	142,514	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2129/1829	6/28/2017	WD U	I	37	
GRANTOR: NASSAU FUND LLC					
GRANTEE: MCGUIRE CHRISTOPHER					
2110/1692	3/23/2017	CT U	I	18	
GRANTOR: CLERK OF COURT					
GRANTEE: NASSAU FUND LLC					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2003] W15 N2 W10 S2 W2 FSP=[YR=2017] N12 W15					
FOP=[YR=2017] W8 S12 E8 N12\$ S12 E15\$ W27 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\$.					