LOT 36
ARNOLD RIDGE PB 6/251

HOLMES RYAN F & JOAN K
97167 CASTLE RIDGE DRIVE
YULEE, FL 32097

2023

43-3N-28-082A-0036-0000

BUILDING CHARACTERISTICS

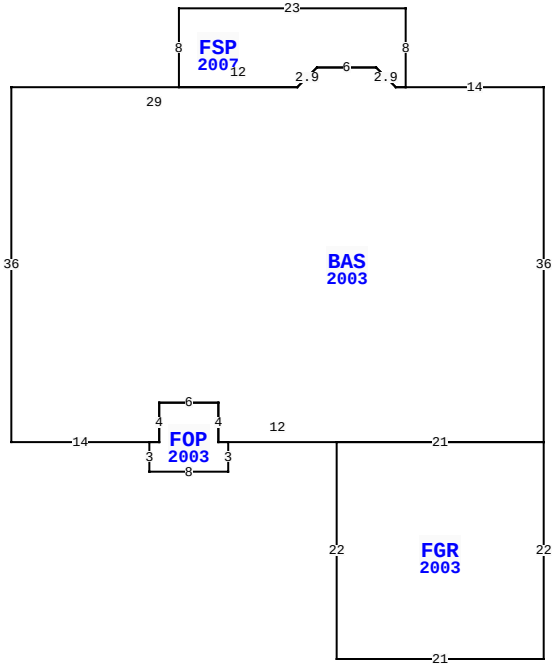
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,936	100	1,936	205,947
FGR	462	55	254	27,020
FOP	48	30	14	1,490
FSP	168	40	67	7,127
TOTALS	2,614		2,271	241,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,271	97.9020	116.26	264,026	2003	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2022 Heated Area: 1936 HX Base Yr 2022



97167 CASTLE RIDGE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,584
TOTAL MARKET OB/XF VALUE		7,327
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		323,911
SOH/AGL Deduction		15,336
ASSESSED VALUE		308,575
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,575
TOTAL JUST VALUE		323,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2013084	ROOF	12,900	12/31/2020
B2008097	1 DOOR	3,067	09/01/2020
B20027	ADDITION	2,846	06/01/2007
B0310675	NEW CONSTR	144,144	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/0415	10/04/2021	WD	Q	I	01	382,900
GRANTOR: DILLMAN PERRY B & SHO						
GRANTEE: HOLMES RYAN F & JOA						
2218/1786	8/17/2018	WD	Q	I	01	275,000
GRANTOR: PEHLKE AUGUST W & SUS						
GRANTEE: DILLMAN PERRY B & S						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,264.00	SF	4.00	4.00	100	2003	2003	3	84	4,247	

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2007] N8 W23 S8 E12 U2 R2 E6 D2 R2 E1$ W1 U2 L2 W6 D2 L2 W29 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$.

LAND DESCRIPTION

TOTAL OB/XF 7,327

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/09/2021 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS