



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	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
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NEIGHBORHOOD/LOC	4033.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	1,940	200,541
FGR	462	55	254	26,257
FOP	47	30	14	1,447
FOP	160	30	48	4,962

TOTALS	2,609		2,256	233,207
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EXTRA FEATURES

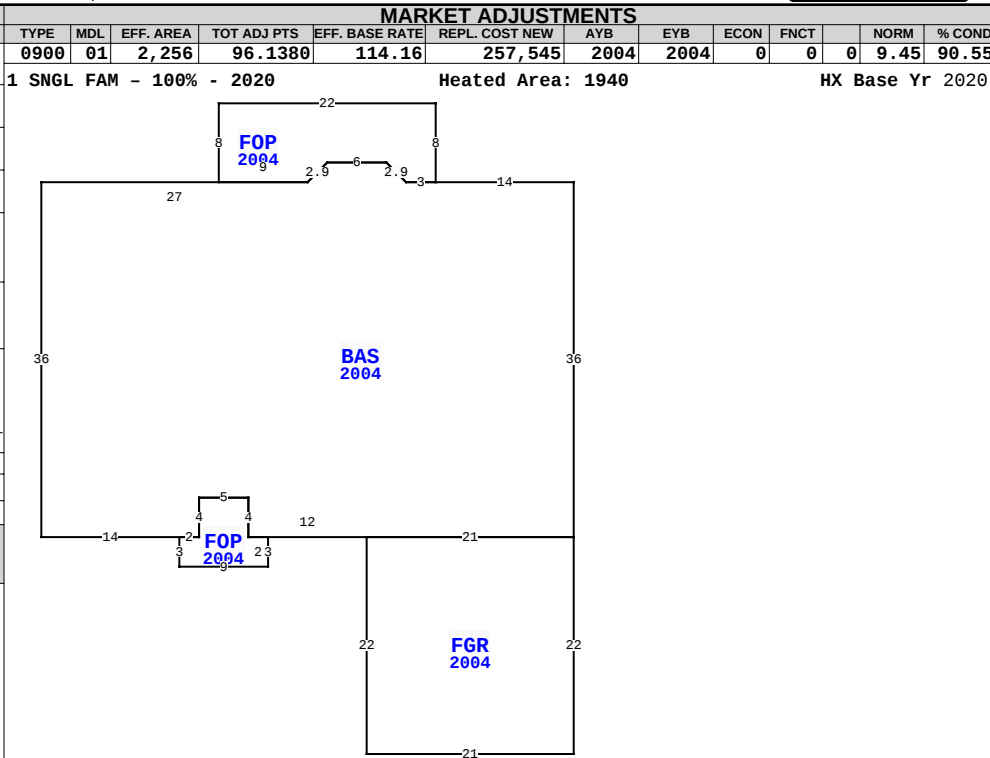
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2004	2004	3	89	3,115
2	0812	CONCRETE C	0	100	0	0		1,130.00	SF 4.00	4.00	100	2004	2004	3	86	3,887
3	0810	CONCRETE A	0	100	13	8		104.00	SF 6.50	6.50	100	2021	2021	3	100	676
4	0866	POOL FIBER	0	100	24	12		288.00	SF 72.00	72.00	100	2021	2021	3	97	20,114
5	0845	KOOL DECK	0	100	0	0		482.00	SF 7.25	7.25	100	2021	2021	3	100	3,495

TOTALS																
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LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		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	12/28/2021	BY	KW	Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000	PRINTED 08/02/2023 BY SYS
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97107 CASTLE RIDGE DR, YULEE

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,256	96.1380	114.16	257,545	2004	2004	0	0	9.45	90.55

1 SNGL FAM - 100% - 2020

Heated Area: 1940

HX Base Yr 2020

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	233,207
TOTAL MARKET OB/XF VALUE	31,287
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	339,494
SOH/AGL Deduction	93,930
ASSESSED VALUE	245,564
TOTAL EXEMPTION VALUE	55,000
BASE TAXABLE VALUE	190,564
TOTAL JUST VALUE	339,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,279

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2305/0602	9/20/2019	WD	Q	I	02	250,000

GRANTOR: GRIFFITHS PAUL F & EL

GRANTEE: FORE MATTHEW CRAIG

1835/1624 1/10/2013 WD U I 11 100

GRANTOR: GRIFFITHS PAUL E & EL

GRANTEE: GRIFFITHS PAUL F &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FOP=[YR=2004] N8 W22 S8 E9 U2 R2 E6 D2

R2 E3\$ W3 U2 L2 W6 L2 D2 W27 S36 E14 FOP=[YR=2004] S3 E9

N3 W2 N4 W5 S4 W2\$ E2 N4 E5 S4 E12 FGR=[YR=2004] S22 E21 N22

W21\$ E21 N36\$.