

LOT 40
IN OR 1893/1955
ARNOLD RIDGE PB 6/251

SUPERNOR KENNETH H II
97089 CASTLE RIDGE DR
YULEE, FL 32097

2023

43-3N-28-082A-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	1,974	100	1,974	198,629
FGR	420	55	231	23,244
FOP	140	30	42	4,226
FOP	378	30	113	11,371
TOTALS	2,912		2,360	237,469

EXTRA FEATURES		
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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	1,257.00	SF	4.00	4.00	100	2004	2004	3	86	4,324	
3	0861	POOL GUNIT	0	100	24	14	336.00	SF	85.00	85.00	100	2016	2016	3	84	23,990	
4	0855	CONC PAVER	0	100	0	0	480.00	SF	10.00	10.00	100	2016	2016	3	97	4,656	
5	0911	SCRN RM A	0	100	34	24	816.00	SF	17.50	17.50	100	2016	2016	3	78	11,138	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 01/24/2023 BY DJA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,360	92.6100	109.97	259,529	2004	2004	0	0	0	8.50	91.50
1 SNGL FAM - 100% - 2014						Heated Area: 1974			HX Base Yr 2014			
The diagram shows a floor plan with three labeled areas: BAS 2004 (a large central rectangle), FOP 2004 (a small rectangle at the top left), and FGR 2004 (a rectangle on the right side). Dimensions are provided for various segments: 13, 20, 19, 7, 20, 29, 49, 21, 20, 21, 33, 7, 52, 12, 7, 2, 12, 20, 21, 7, 20, 21, 33, 7, 52, 12, 7, 2, 12, 20, 21, 33, 7												

97089 CASTLE RIDGE DR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE 06/15/2023	MLU
	XF DATE	LAND DATE	
	INC DATE	AG DATE	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4			Tax Dist:		
BUILDING MARKET VALUE			237,469		
TOTAL MARKET OB/XF VALUE			47,223		
TOTAL LAND VALUE - MARKET			75,000		
TOTAL MARKET VALUE			359,692		
SOH/AGL Deduction			125,945		
ASSESSED VALUE			233,747		
TOTAL EXEMPTION VALUE			50,000		
BASE TAXABLE VALUE			183,747		
TOTAL JUST VALUE			359,692		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			338,515		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631744	SCRNENCL	6,125	02/01/2016
B1531528	SWIM POOL	0	12/08/2015
B0311594	NEW CONSTR	146,812	08/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1893/1955	12/13/2013	WD	Q	I	01	165,000
GRANTOR: MICKEY RONNE G & GLEN						
GRANTEE: SUPERNOR KENNETH H						
1365/0731	11/07/2005	WD	U	I	07	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MICKEY RONNE & GLE						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2004] W19 FOP=[YR=2004] W20 S7 E20 N7\$ S7 W20 N7 W13 S49 FOP=[YR=2004] S7 E52 N7 FGR=[YR=2004] N20 W21 S20 E21\$ W33 N2 W7 S2 W12\$ E12 N2 E7 S2 E12 N20 E21 N29\$.		

97089 CASTLE RIDGE DR, YULEE

BLD DATE	03/03/2023	NW
XF DATE		
INC DATE		

LGL DATE	06/15/2023	MLU
LAND DATE		
AG DATE		

TOTAL OB/XF 47,223

Total Acres: 0.00 Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

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