



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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	2,007	100	2,007	210,801
FGR	400	55	220	23,107
FOP	69	30	21	2,206
FOP	176	30	53	5,567
USP	220	30	66	6,932
TOTALS	2,872		2,367	248,613

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	2,220.00	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		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	2,367	96.6672	114.79	271,708	2005	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2021 Heated Area: 2007 HX Base Yr 2021											
97071 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		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		248,613	
TOTAL MARKET OB/XF VALUE		10,876	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		334,489	
SOH/AGL Deduction		159,506	
ASSESSED VALUE		174,983	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		124,983	
TOTAL JUST VALUE		334,489	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,492	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13570	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2370/1457	6/15/2020	WD	Q	I	01
GRANTOR: ALLGOOD PAUL D					SALE PRICE
GRANTEE: RHODEN JOSEPH N & O					280,000
2074/1143	9/27/2016	WD	Q	I	01
GRANTOR: ELLIS HELEN M					245,000
GRANTEE: ALLGOOD PAUL D					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W14 FOP=[YR=2005] N4 USP=[YR=2018] N10 W22 S10E22\$ W22 S8 E22 N4\$ S4 W22 N4 W14 S46 E11 FOP=[YR=2005] S6 E9 N3 W1 N6 W6 S3 W2\$ E2 N3 E6 S6 E11 FGR=[YR=2005] S6E20 N20 W20 S14\$ N14 E20 N35\$.											