

LOT 42
IN OR 1591/1174
ARNOLD RIDGE PB 6/251

HEBERT MARK T & GENEVIEVE A
97053 CASTLE RIDGE DRIVE
YULEE, FL 32097

2023

43-3N-28-082A-0042-0000



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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,166	100	2,166	220,428
FGR	441	55	243	24,729
FOP	60	30	18	1,832
FSP	218	40	87	8,854
PTO	156	5	8	815
USP	260	30	78	7,938

TOTALS	3,301		2,600	264,595
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	748.00	SF	4.00

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 10/15/2021 BY KW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,600	94.6944	112.45	292,370	2003	2003	0	0	9.50	90.50
1 SNGL FAM - 100% - 2009 Heated Area: 2166 HX Base Yr 2009											
97053 CASTLE RIDGE DR, YULEE											

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

TOTAL OB/XF											
5,593											

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		264,595	
TOTAL MARKET OB/XF VALUE		5,593	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		345,188	
SOH/AGL Deduction		151,427	
ASSESSED VALUE		193,761	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		143,761	
TOTAL JUST VALUE		345,188	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,838	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108963	REAR USP	15,000	07/09/2021
B0209971	NEW CONSTR	156,199	07/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1591/1174	10/31/2008	WD	Q	I	
GRANTOR: CORAM JOSH A & SHAWNA					SALE PRICE 247,500
GRANTEE: HEBERT MARK T & GEN					
1343/0973	8/19/2005	WD	Q	I	
GRANTOR: CENDANT MOBILITY					SALE PRICE 242,000
GRANTEE: CORAM JOSH A & SHAW					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W15 FSP=[YR=2009] N5 USP=[YR=2021] N10 W26 S3 PTO=[YR=2021] W13 S12 E13 N12\$ S7 E26\$ W26 S5 E2 S4 E10 N2 E4 S2 E10 N4 \$ S4 W10 N2 W4 S2 W10 N4 W13 S46 E11 FOP=[YR=2003] S3 E8 N9 W6 S6 W2 \$ E2 N6 E6 S8 E12 FGR=[YR=2003] S13 E21 N21 W21 S8 \$ N8 E21 N40 \$.									

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