

LOT 45
IN OR 1328/1616
ARNOLD RIDGE PB 6/251

BENTON STACEY
97021 ARNOLD RIDGE DRIVE
YULEE, FL 32097

2023

43-3N-28-082A-0045-0000



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 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

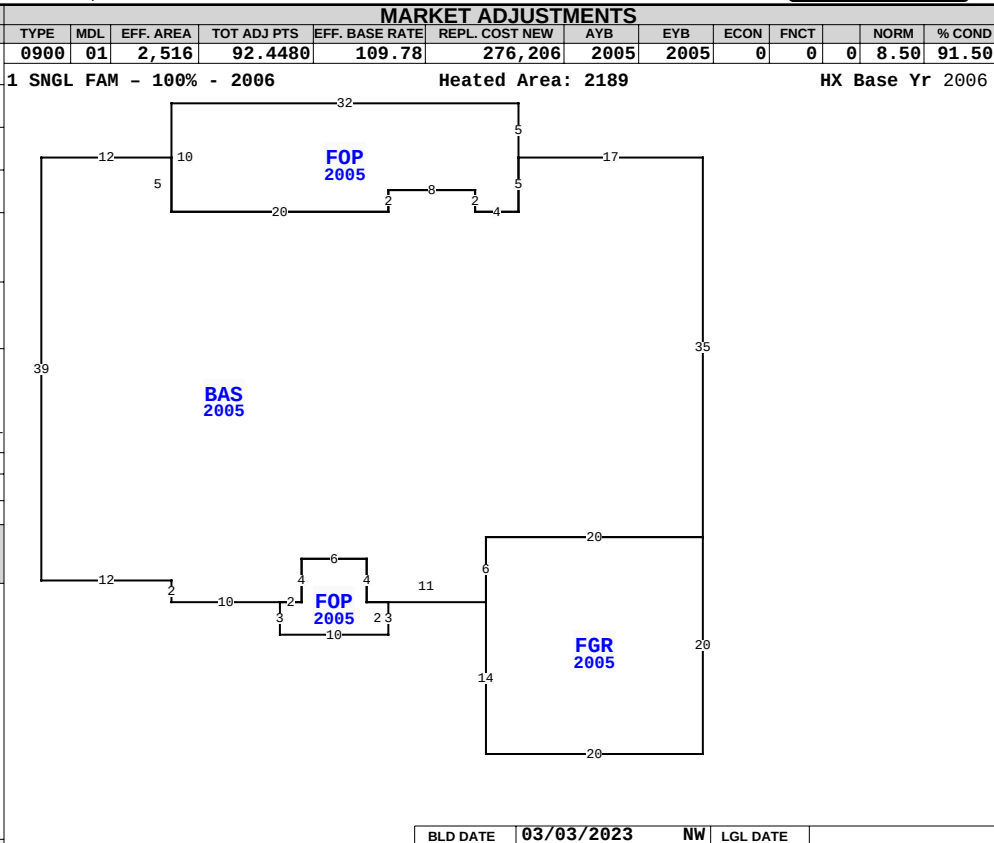
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,189	100	2,189	219,882
FGR	400	55	220	22,099
FOP	54	30	16	1,607
FOP	304	30	91	9,141
TOTALS	2,947		2,516	252,728

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	777.00	SF	5.20	5.20

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		RS-1	0.00	0.00	1.00

REVIEW DATE 11/14/2018 BY KBA



97021 ARNOLD 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									
6,665									

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					252,728				
TOTAL MARKET OB/XF VALUE					6,665				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					334,393				
SOH/AGL Deduction					151,107				
ASSESSED VALUE					183,286				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					133,286				
TOTAL JUST VALUE					334,393				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					317,396				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14080	NEW CONSTR	0	12/01/2004
P0408752	OTHER	0	12/01/2004
M0409083	H/AC	0	12/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1328/1616	6/27/2005	WD	Q	I		231,900			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: BENTON STACEY									
1238/1673	6/17/2004	WD	U	V	19	157,100			
GRANTOR: ARNOLD RIDGE INVESTME									
GRANTEE: SEDA CONSTRUCTION C									
BUILDING NOTES									

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2005] W17 FOP=[YR=2005] N5 W32 S10 E20 N2 E8 S2 E4
N5\$ S5 W4 N2 W8 S2 W20 N5 W12 S39 E12 S2 E10 FOP=[YR=2005] S3
E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E11 FGR=[YR=2005] S14 E20
N20 W20 S6\$ N6 E20 N35\$.

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