LOT 1
IN OR 1665/1602
ARNOLD RIDGE PB 6/251

BURDETTE STEPHEN M
97034 ARNOLD RIDGE DR
YULEE, FL 32097

**2024**

**43-3N-28-082A-0001-0000**

## NASSAU COUNTY PROPERTY



## 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 | 11 | CLAY TILE 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 | 02 | Quality Level 02 |

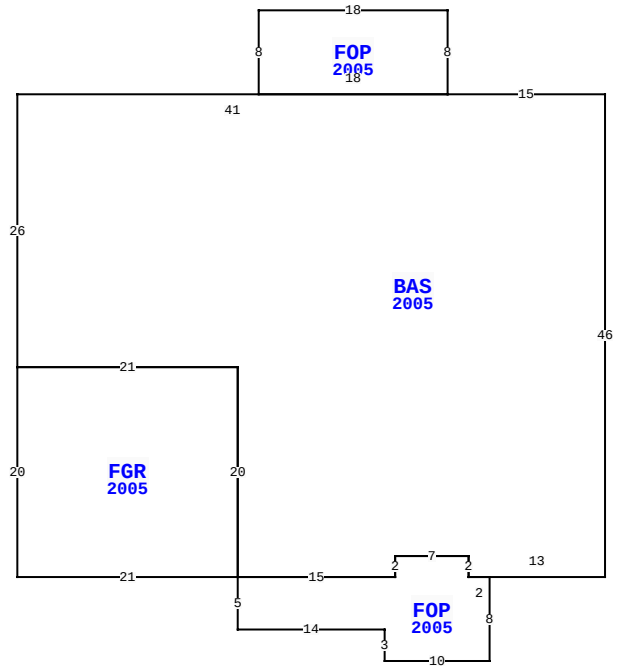
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,142 | 100 | 2,142 | 249,148 |
| FGR | 420 | 55 | 231 | 26,869 |
| FOP | 144 | 30 | 43 | 5,001 |
| FOP | 164 | 30 | 49 | 5,699 |
| TOTALS | 2,870 | | 2,465 | 286,718 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,465 | 101.1408 | 126.43 | 311,650 | 2005 | 2007 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SNGL FAM – 100% - 2008 Heated Area: 2142 HX Base Yr 2008




97034 ARNOLD RIDGE DR, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 286,718 |
| TOTAL MARKET OB/XF VALUE | | 6,175 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 367,893 |
| SOH/AGL Deduction | | 176,040 |
| ASSESSED VALUE | | 191,853 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 141,853 |
| TOTAL JUST VALUE | | 367,893 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 340,680 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2101383 | REPAIR/RRF | 0 | 02/01/2021 |
| B13962 | NEW CONSTR | 0 | 01/01/2005 |
| P0408751 | OTHER | 0 | 12/01/2004 |
| M0409082 | H/AC | 0 | 12/01/2004 |
| B0209308 | SIGN | 25,000 | 02/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1683/0919 | 2/11/2010 | WD | U | I | 30 | 100 |
| GRANTOR: BURDETTE MELINDA L | | | | | | |
| GRANTEE: BURDETTE STEPHEN M | | | | | | |
| 1479/0818 | 2/20/2007 | WD | Q | I | | 295,000 |
| GRANTOR: PELKOWSKI THOMAS D & | | | | | | |
| GRANTEE: BURDETTE STEPHEN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W15 FOP=[YR=2005] N8 W18 S8 E18$ W41 S26
FGR=[YR=2005] S20 E21 N20 W21$ E21 S20 FOP=[YR=2005] S5 E14
S3 E10 N8 W2 N2 W7 S2 W15$ E15 N2 E7 S2 E13 N46$ .

## EXTRA FEATURES

| LN | 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,795.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 86 | 6,175 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,175

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 01/24/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS