

LOT 6
L/E OR 1802/439
ARNOLD RIDGE PB 6/251

DAVIS-KNAPP REVOC TRUST/DAVIS RICHARD M TRUSTEE
97137 ARNOLD RIDGE DR
YULEE, FL 32097

2024

43-3N-28-082A-0006-0000



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	08	SHT VINYL 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 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	2,074	100	2,074	228,953
FGR	680	55	374	41,287
FOP	60	30	18	1,987
FOP	309	30	93	10,266
PTO	96	5	5	552

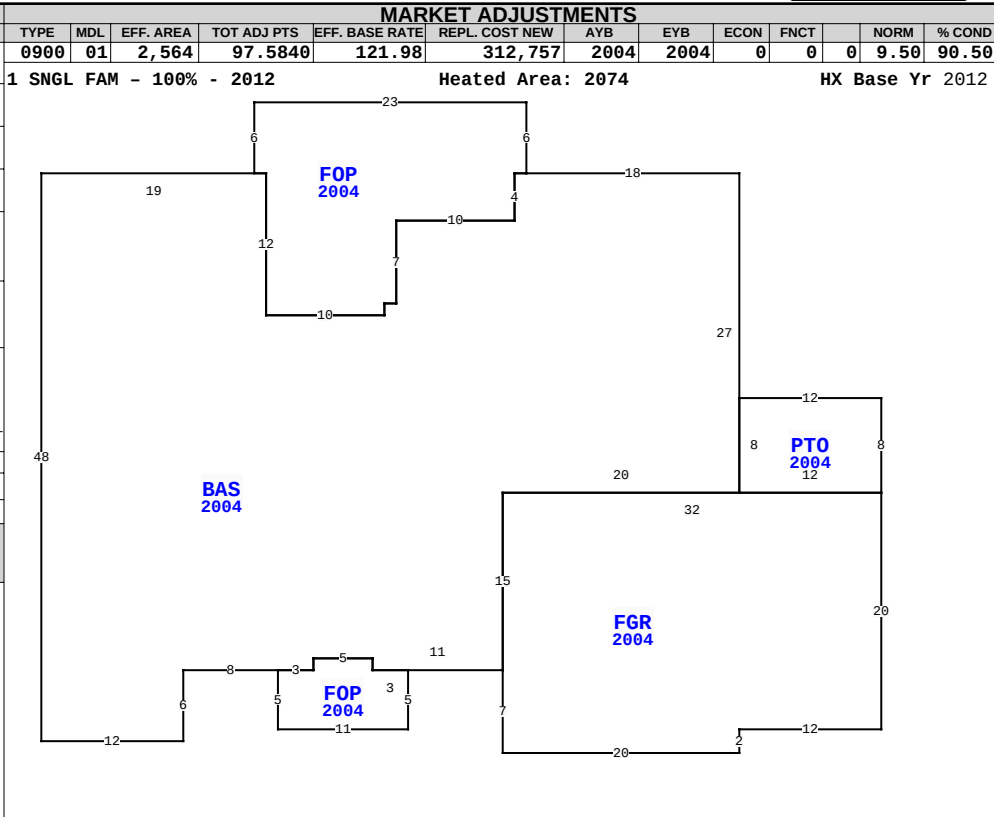
TOTALS 3,219 2,564 283,045

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	1,057.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	69.00	SF	6.50
4	0861	POOL GUNIT	0	100	0	0	330.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	560.00	SF	7.25
6	0910	SCRN RM L	0	100	0	0	1,009.00	SF	15.00
7	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00

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	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,057.00	SF	4.00	4.00	100	2004	2004	3	84	3,552	
3	0810	CONCRETE A	0	100	0	0	69.00	SF	6.50	6.50	100	2004	2004	3	84	377	
4	0861	POOL GUNIT	0	100	0	0	330.00	SF	85.00	85.00	100	2004	2004	3	36	10,098	
5	0845	KOOL DECK	0	100	0	0	560.00	SF	7.25	7.25	100	2004	2004	3	84	3,410	
6	0910	SCRN RM L	0	100	0	0	1,009.00	SF	15.00	15.00	100	2004	2004	3	22	3,330	
7	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2004	2004	3	22	528	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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 05/12/2019 BY KBA



97137 ARNOLD RIDGE DR, YULEE

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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,057.00	SF	4.00	4.00	100	2004	2004	3	84	3,552	
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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		

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE		283,045			
TOTAL MARKET OB/XF VALUE		24,375			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		382,420			
SOH/AGL Deduction		168,720			
ASSESSED VALUE		213,700			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		163,700			
TOTAL JUST VALUE		382,420			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		357,200			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412591	FOUNDATION	4,958	04/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1802/0439	5/24/2012	WD U	I	I	11
GRANTOR: DAVIS RICHARD M & VED					SALE PRICE
GRANTEE: DAVIS RICHARD M & V					100
1796/1624	5/24/2012	WD U	I	I	30
GRANTOR: DAVIS RICHARD M & VED					100
GRANTEE: DAVIS RICHARD M & V					

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2004] N6 W23 S6 E1 S12 E10 N1 E1 N7 E10 N4 E1\$ W1 S4 W10 S7 W1 S1 W10 N12 W19 S48 E12 N6 E8 FOP=[YR=2004] S5 E11 N5 W3 N1 W5 S1 W3\$ E3 N1 E5 S1 E11 FGR=[YR=2004] S7 E20 N2 E12 N20 PTO=[YR=2004] N8 W12 S8 E12\$ W32 S15 \$ N15 E20 N27\$.