LOT 7
IN OR 1319/1719
ARNOLD RIDGE PB 6/251

GOYETTE CAROLYN F
97149 ARNOLD RIDGE DR
YULEE, FL 32097

**2024**

**43-3N-28-082A-0007-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

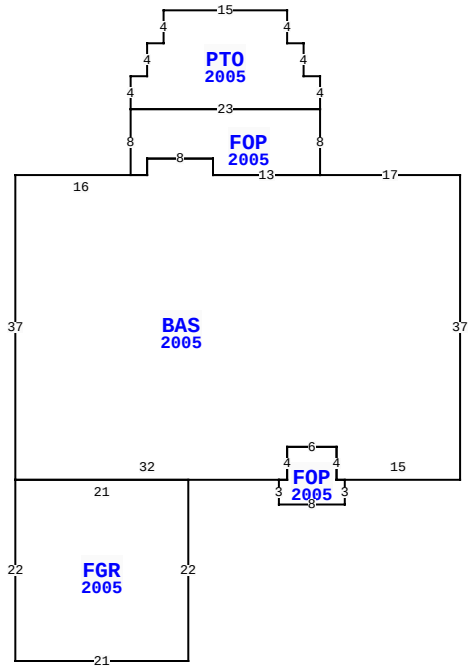
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 1,990 | 100 | 1,990 | 238,407 |
| FGR | 462 | 55 | 254 | 30,430 |
| FOP | 48 | 30 | 14 | 1,677 |
| FOP | 168 | 30 | 50 | 5,990 |
| PTO | 228 | 5 | 11 | 1,317 |
| TOTALS | 2,896 | | 2,319 | 277,822 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,319 | 104.1789 | 130.22 | 301,980 | 2005 | 2007 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SNGL FAM – 100% - 2009 Heated Area: 1990 HX Base Yr




97149 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 | | 277,822 |
| TOTAL MARKET OB/XF VALUE | | 9,161 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 361,983 |
| SOH/AGL Deduction | | 16,244 |
| ASSESSED VALUE | | 345,739 |
| TOTAL EXEMPTION VALUE | 13 | 345,739 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 361,983 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 335,669 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2100944 | REPAIR/RRF | 0 | 01/27/2021 |
| MH174007 | H/AC | 0 | 06/01/2017 |
| B13918 | NEW CONSTR | 0 | 01/01/2005 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1319/1719 | 5/25/2005 | WD | Q | I | | 187,400 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: GOYETTE EDWARD R & | | | | | | |
| 1238/1667 | 6/17/2004 | WD | U | V | 19 | 57,800 |
| GRANTOR: ARNOLD RIDGE INVESTME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2005] W17 FOP=[YR=2005] N8 PTO=[YR=2005] N4 W2 N4 W2 N4 W15 S4 W2 S4 W2 S4 E23$ W23 S8 E2 N2 E8 S2 E13$ W13 N2 W8 S2 W16 S37 FGR=[YR=2005] S22 E21 N22 W21$ E32 FOP=[YR=2005] S3 E8 N3 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E15 N37$ .

### 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 89 | 3,115 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,352.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 86 | 6,046 | |

### LAND DESCRIPTION

TOTAL OB/XF 9,161

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS