

LOT 9
IN OR 2296/65
ARNOLD RIDGE PB 6/251

DASH FREDERICK R
97064 CASTLE RIDGE DR
YULEE, FL 32097

2024

43-3N-28-082A-0009-0000



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	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,847	100	1,847	227,103
FGR	480	55	264	32,461
FOP	36	30	11	1,353
FOP	140	30	42	5,164
SFB	49	80	39	4,795
TOTALS	2,552		2,203	270,877

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	1,218.00	SF	4.00
3	0910	SCRN RM L	0	100	30	20	600.00	SF	15.00
4	0861	POOL GUNIT	0	100	15	20	300.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	300.00	SF	7.25
6	0940	SHEDS/PORT	0	100	15	13	195.00	SF	30.00
7	0812	CONCRETE C	1	100	0	0	3,352.00	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	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,203	109.2994	136.62	300,974	2003	2003	0	0	0 10.00	90.00
1 SNGL FAM - 100% - 2020 Heated Area: 1886 HX Base Yr 2020											
97064 CASTLE RIDGE DR, YULEE											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		304,834	
TOTAL MARKET OB/XF VALUE		37,619	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		417,453	
SOH/AGL Deduction		106,901	
ASSESSED VALUE		310,552	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		260,552	
TOTAL JUST VALUE		417,453	
NCON VALUE		33,957	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		346,077	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017786	GARAGE	132,960	12/02/2022
B1802795	(2) DOORS	4,603	04/01/2018
M1217704	H/AC	0	10/01/2012
R10935	REPAIR/RRF	100	12/01/2007
B20644	ADDITION	29,943	10/01/2007
R09498	REPAIR/RRF	300	07/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2296/0065	8/01/2019	WD Q	I	01	
GRANTOR: ROBLED0 AMANDA E & J0					
GRANTEE: DASH FREDERICK R					
1985/0727	6/10/2015	WD Q	I	02	
GRANTOR: MUNNS RICHARD F & DOR					
GRANTEE: ROBLED0 AMANDA E &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
SFB=[YR=2007] W7 S7 BAS=[YR=2003] W2 FOP=[YR=2003] N7 W20 S7 E20\$ W20 N7 W10 N4 W20 S25 FGR=[YR=2003] S24 E20 N24 W20\$ E20 S17 E10FOP=[YR=2003] S4 E8 N4 W3 N2 W2 S2 W3\$ E3 N2 E2 S2 E12 S6 E12 N37 W7\$ E7 N7\$.									

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