LOT 12
IN OR 1174/1534
ARNOLD RIDGE PB 6/251

KELLUM ROBERT K & STEPHANIE L
97081 CARPENTER RIDGE COURT
YULEE, FL 32097

2024

43-3N-28-082A-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

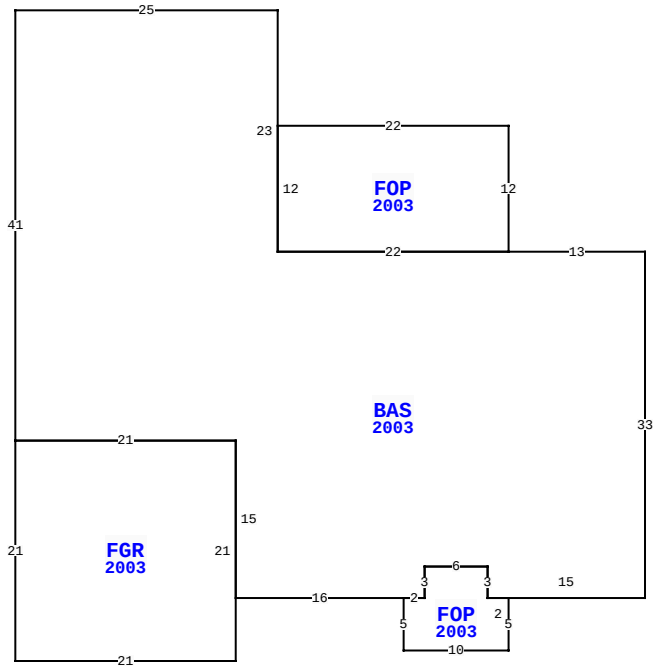
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,222	100	2,222	239,608
FGR	441	55	243	26,203
FOP	68	30	20	2,157
FOP	264	30	79	8,519
TOTALS	2,995		2,564	276,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,564	95.6688	119.59	306,629	2003	2003	0	0	0	9.83	90.17

1 SNGL FAM – 100% - 2004 Heated Area: 2222 HX Base Yr 2004



97081 CARPENTER RIDGE CT, 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		276,487
TOTAL MARKET OB/XF VALUE		9,804
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		361,291
SOH/AGL Deduction		168,742
ASSESSED VALUE		192,549
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		137,549
TOTAL JUST VALUE		361,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800243	REPAIR/RRF	12,890	01/01/2018
B0311074	NEW CONSTR	169,096	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/1534	9/24/2003	WD	Q	I		179,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KELLUM ROBERT K & S						
1131/1067	4/22/2003	WD	U	V	19	34,900
GRANTOR: ARNOLD RIDGE INVESTME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W13 FOP=[YR=2003] N12 W22 S12 E22$ W22 N23 W25 S41 FGR=[YR=2003] S21 E21 N21 W21$ E21 S15 E16 FOP=[YR=2003] S5 E10 N5 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E15 N33$.

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	0811	CONCRETE B	0	100	0	0	1,566.00	SF	5.20	5.20	100	2003	2003	3	83	6,759	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 9,804

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