

LOT 14
IN OR 1942/512
ARNOLD RIDGE PB 6/251

ZOLOTOROFE WILLIAM M
97140 CASTLE RIDGE DRIVE
YULEE, FL 32097

2024

43-3N-28-082A-0014-0000



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 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	1,891	100	1,891	217,085
FGR	441	55	243	27,897
FOP	54	30	16	1,837
FOP	104	30	31	3,558
TOTALS	2,490		2,181	250,377

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	771.00	SF	5.20	5.20	3,368
2	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50	6.50	622
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	1,760
4	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00	85.00	12,852
5	0845	KOOL DECK	0	100	0	0	701.00	SF	7.25	7.25	4,371

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,181	101.4790	126.85	276,660	2004	2004	0	0	9.50	90.50
1 SNGL FAM - 100% - 2015 Heated Area: 1891 HX Base Yr 2015											
97140 CASTLE RIDGE DR, YULEE											
BLD DATE 03/03/2023 NW LGL DATE 06/15/2023 MLU											
XF DATE											
INC DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		250,377	
TOTAL MARKET OB/XF VALUE		22,973	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		348,350	
SOH/AGL Deduction		139,912	
ASSESSED VALUE		208,438	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		158,438	
TOTAL JUST VALUE		348,350	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,999	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514718	SWIM POOL	26,875	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1942/0512	10/10/2014	WD	Q	I	01	247,000
GRANTOR: HAMMER GEORGE T & CAN						
GRANTEE: ZOLOTOROFE WILLIAM						
1286/1219	1/10/2005	WD	U	I	21	196,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HAMMER GEORGE T & C						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W19 FOP=[YR=2004] N8 W13 S8 E13\$ W15 N2 W6 S2 W15 S31 FGR=[YR=2004] S21 E21 N21 W21\$ E21 S3 E9 FOP=[YR=2004] S3 E8 N8 W6 S5 W2\$ E2 N5 E6 S11 E17 N40\$.											