

LOT 16
IN OR 1920/1509
ARNOLD RIDGE PB 6/251

SIZEMORE JILL H & JAMES
97178 CASTLE RIDGE DRIVE
YULEE, FL 32097

2024

43-3N-28-082A-0016-0000



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	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	2,288	100	2,288	263,962
FGR	462	55	254	29,304
FOP	45	30	14	1,616
FOP	230	30	69	7,961
TOTALS	3,025		2,625	302,841

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	713.00	SF	5.20	
3	1124	CB/STC 4"	0 100	0	0	36.00	SF	6.50	
4	0811	CONCRETE B	0 100	0	0	1,030.00	SF	5.20	
5	0911	SCRN RM A	0 100	23	33	759.00	SF	17.50	
6	0861	POOL GUNIT	0 100	0	0	325.00	SF	85.00	
7	0855	CONC PAVER	0 100	0	0	466.00	SF	10.00	

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	2,625	100.3200	125.40	329,175	2004	2007	0	0	0	8.00	92.00	
1 SNGL FAM - 100% - 2015													
Heated Area: 2288													
HX Base Yr 2015													
97178 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 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		302,841	
TOTAL MARKET OB/XF VALUE		44,938	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		422,779	
SOH/AGL Deduction		176,335	
ASSESSED VALUE		246,444	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		196,444	
TOTAL JUST VALUE		422,779	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		395,637	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2001463	REPAIR/RRF	12,815	02/01/2020
B1429416	SCRNROOM	13,172	10/01/2014
B1429232	SWIM POOL	27,410	08/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1920/1509	6/02/2014	WD	Q	I	02	240,000
GRANTOR: GLEASON ROBERT S & NI						
GRANTEE: SIZEMORE JILL H & J						
1287/1183	1/13/2005	WD	Q	I		227,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GLEASON ROBERT S &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W13 FOP=[YR=2004] N5 W23 S10 E23 N5\$ S5 W23 N3 W3 N3 W23 S34 FGR=[YR=2004] W2 S21 E22 N21 W20 \$ E20 S5 E10 FOP=[YR=2004] S5 E9 N5 W9\$ E19 S10 E13 N48\$.									