

LOT 18
IN OR 1954/582
ARNOLD RIDGE PB 6/251

LEWIS WINSTON K & MENTORIA R
97070 CHIMNEY RIDGE COURT
YULEE, FL 32097

2024

43-3N-28-082A-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 70
Interior Floor	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
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NEIGHBORHOOD/LOC	4033.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,239	100	2,239	253,942
FEP	316	80	253	28,694
FGR	441	55	243	27,560
FOP	54	30	16	1,815
FOP	96	30	29	3,289

TOTALS	3,146		2,780	315,302
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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	0812	CONCRETE C	0 100	0	0	801.00	SF	4.00	
3	0940	SHEDS/PORT	0 100	14	12	168.00	SF	30.00	
4	0681	POLE SHED	0 100	10	12	120.00	SF	15.00	

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

REVIEW DATE	04/25/2019	BY	KW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,780	102.3264	127.91	355,590	2003	2003	0	0	11.33	88.67	
1 SNGL FAM - 100% - 2018												
Heated Area: 2239												
HX Base Yr 2018												

97070 CHIMNEY RIDGE CT, YULEE

BLD DATE	03/03/2023	NW
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	06/15/2023
AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		325,291	
TOTAL MARKET OB/XF VALUE		8,145	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		408,436	
SOH/AGL Deduction		150,468	
ASSESSED VALUE		257,968	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		207,968	
TOTAL JUST VALUE		408,436	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		379,211	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708723	GARAGE	21,643	10/03/2017
B21140	REMODEL	17,400	02/01/2008
B0310962	NEW CONSTR	159,639	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1954/0582	12/29/2014	WD	Q	I	01	247,000
GRANTOR: COLEMAN DONALD L & AN						
GRANTEE: LEWIS WINSTON K & M						
1170/1531	9/12/2003	WD	Q	I		190,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COLEMAN DONALD L &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2008] W12 S3 FEP=[YR=2008] W33 S5 BAS=[YR=2003] W18 S34 FGR=[YR=2003] S21 E21 N21 W21\$ E21 S7 E10 FOP=[YR=2003] S3 E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E13 N2 E11 N39 W12 S5 W19 N2 W7 S2 W7 N5\$ S5 E7 N2 E7 S2 E19 N10\$ S5 E12 N8 \$.									

TOTAL OB/XF									
8,145									
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:	0
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Agricultural:	0
Common:	75,000

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