

LOT 19
IN OR 1963/304
ARNOLD RIDGE PB 6/251

CARRIER RONALD S & CAROL L
97078 CHIMNEY RIDGE COURT
YULEE, FL 32097

2024

43-3N-28-082A-0019-0000



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		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
NEIGHBORHOOD/LOC	4033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,194	100	2,194	242,200
FGR	400	55	220	24,287
FOP	54	30	16	1,767
FSP	283	40	113	12,475
TOTALS	2,931		2,543	280,726

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0812	CONCRETE C	0 100	0	0	890.00	SF	4.00	4.00	100	2004
3	0861	POOL GUNIT	0 100	0	0	230.00	SF	85.00	85.00	100	2004
4	0845	KOOL DECK	0 100	0	0	370.00	SF	7.25	7.25	100	2004
5	0911	SCRN RM A	0 100	0	0	1,280.00	SF	17.50	17.50	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT	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	2,543	97.5840	121.98	310,195	2004	2004	0	0	9.50	90.50
1 SNGL FAM - 100% - 2020 Heated Area: 2194 HX Base Yr 2020											
97078 CHIMNEY RIDGE CT, 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			280,726
TOTAL MARKET OB/XF VALUE			37,089
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			392,815
SOH/AGL Deduction			106,487
ASSESSED VALUE			286,328
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			236,328
TOTAL JUST VALUE			392,815
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			367,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007852	ADDITION	38,323	05/19/2022
R2105770	ROOF	26,000	05/06/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1963/0304	2/17/2015	WD	Q	I	02
GRANTOR: SIBLEY MATTHEW M					SALE PRICE
GRANTEE: CARRIER RONALD D &					223,500
1932/0071	8/11/2014	FJ	U	I	11
GRANTOR: SIBLEY JOHN W					0
GRANTEE: SIBLEY MATTHEW M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W12 FSP=[YR=2004] N5 W33 S9 E2 N2 E7 S2 E24 N4\$ S4 W24 N2 W7 S2 W2 N4 W17 S34 FGR=[YR=2004] S20 E20 N20 W20\$ E20 S6 E10 FOP=[YR=2004] S3 E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E12 N2 E12 N38 \$.											