LOT 21
ARNOLD RIDGE PB 6/251

CRANDALL EDWARD CHARLES & MARY ELIZABETH
97095 CHIMNEY RIDGE COURT
YULEE, FL 32097

2024

43-3N-28-082A-0021-0000

BUILDING CHARACTERISTICS

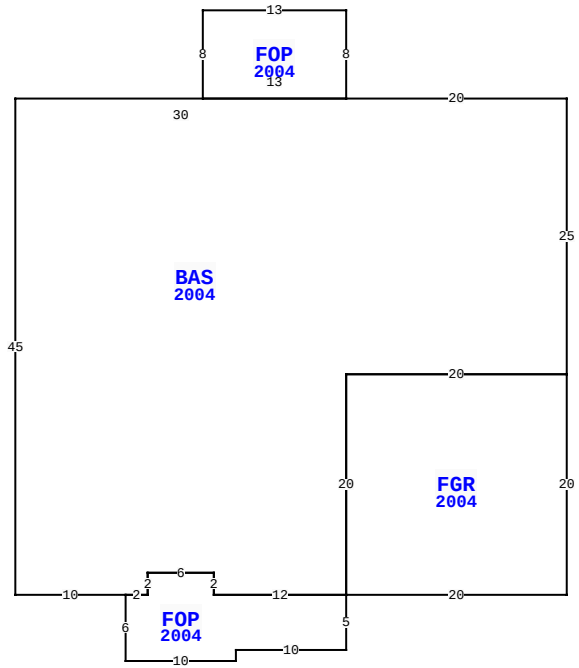
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,838	100	1,838	226,687
FGR	400	55	220	27,134
FOP	104	30	31	3,824
FOP	122	30	37	4,563
TOTALS	2,464		2,126	262,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,126	109.0201	136.28	289,731	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2024 Heated Area: 1838 HX Base Yr 2024



BLD DATE	03/03/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/15/2023 MLU
AG DATE	

97095 CHIMNEY RIDGE CT, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,207
TOTAL MARKET OB/XF VALUE		7,617
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		344,824
SOH/AGL Deduction		113,826
ASSESSED VALUE		230,998
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,998
TOTAL JUST VALUE		344,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000013	(3) WINDOWS	0	01/01/2020
B1909279	WINDOW - 1	0	11/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2674/1590	10/11/2023	WD	Q	I	01	425,000
GRANTOR: BAILEY SHERRY & STEVE						
GRANTEE: CRANDALL EDWARD CHA						
2625/1657	3/01/2023	LE	U	I	11	100
GRANTOR: BAILEY SHERRY & STEVE						
GRANTEE: STEWART ALLISON & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 FOP=[YR=2004] N8 W13 S8 E13$ W30 S45 E10
FOP=[YR=2004] S6 E10 N1 E10 N5 W12 N2 W6 S2 W2$ E2 N2 E6 S2
E12 FGR=[YR=2004] E20 N20 W20 S20$ N20 E20 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0810	CONCRETE A	0	100	0	0	831.00	SF	6.50	6.50	100	2004	2004	3	84	4,537	

LAND DESCRIPTION

TOTAL OB/XF 7,617

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	0003	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 04/23/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS