

LOT 22
IN OR 2145/1192
ARNOLD RIDGE PB 6/251

SLOAN DUSTIN T & PRISCILLA
97208 CASTLE RIDGE DRIVE
YULEE, FL 32097

2024

43-3N-28-082A-0022-0000



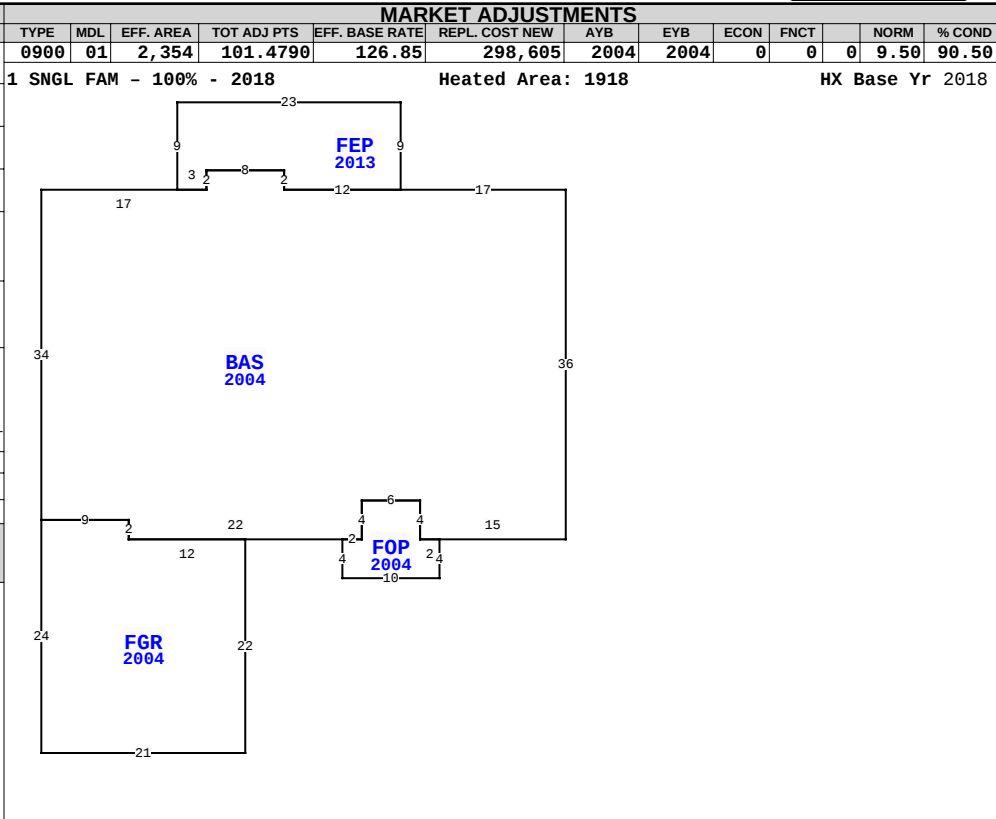
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	1,918	100	1,918	220,185
FEP	191	80	153	17,564
FGR	480	55	264	30,307
FOP	64	30	19	2,181

TOTALS	2,653		2,354	270,238
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	1,249.00	SF	4.00	4.00



97208 CASTLE RIDGE DR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE 06/15/2023	MLU
	XF DATE	LAND DATE	
	INC DATE	AG DATE	

L N	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	0812	CONCRETE C	0 100	0	0	1,249.00	SF	4.00	4.00	100	2004	2004	3	84	4,197	

LAND DESCRIPTION										TOTAL OB/XF 7,277									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 4					Tax Dist:					270,238				
BUILDING MARKET VALUE															7,277				
TOTAL MARKET OB/XF VALUE															75,000				
TOTAL LAND VALUE - MARKET															352,515				
TOTAL MARKET VALUE															131,833				
SOH/AGL Deduction															220,682				
ASSESSED VALUE															50,000				
TOTAL EXEMPTION VALUE					HX HB										170,682				
BASE TAXABLE VALUE															352,515				
TOTAL JUST VALUE															0				
NCON VALUE																			
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE															326,959				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2145/1192	9/08/2017	WD	Q	I	01	230,000	
GRANTOR: GARCIA GRACE A							
GRANTEE: SLOAN DUSTIN T & PR							
1967/1722	3/13/2015	SW	U	I	12	181,500	
GRANTOR: FANNIE MAE							
GRANTEE: GARCIA GRACE A							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004] W17 FEP=[YR=2013] N9 W23 S9 E3 N2 E8 S2 E12\$ W12 N2 W8 S2 W17 S34 FGR=[YR=2004] S24 E21 N22 W12 N2 W9\$ E9 S2 E22 FOP=[YR=2004] S4 E10 N4 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E15 N36\$.									