

LOT 23
IN OR 1907/1928
ARNOLD RIDGE PB 6/251

WOODB Y ROY EDWARD & KATHERINE
97226 CASTLE RIDGE DR
YULEE, FL 32097

2024

43-3N-28-082A-0023-0000



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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

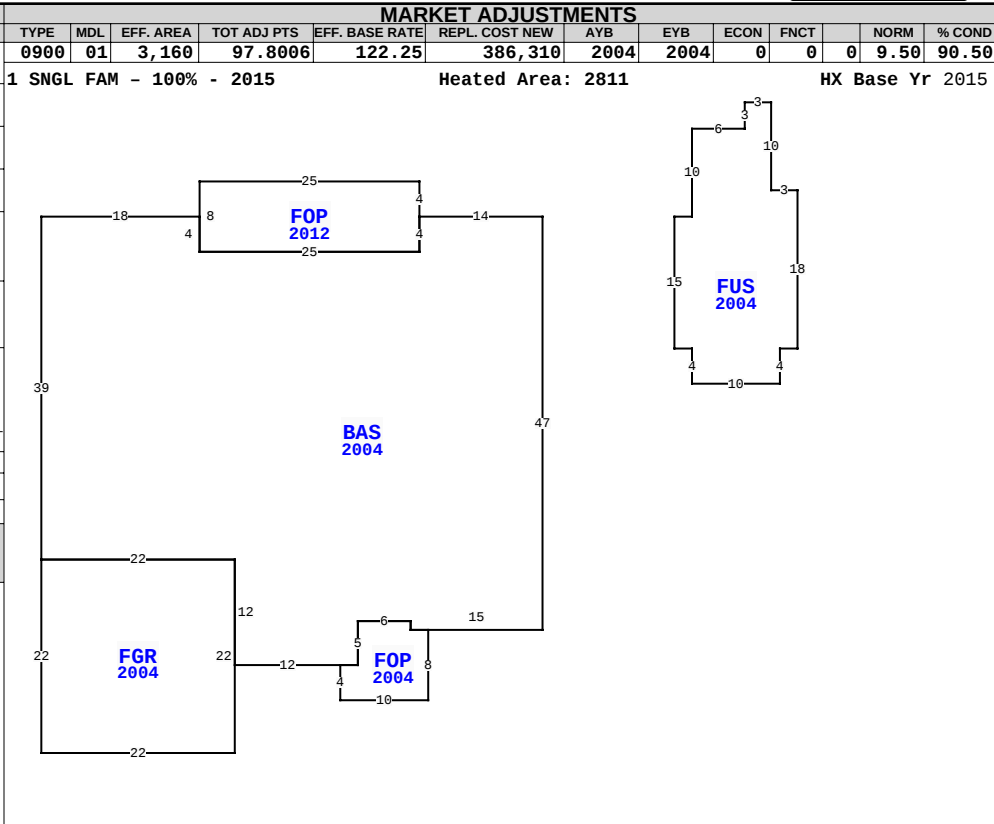
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,453	100	2,453	271,390
FGR	484	55	266	29,430
FOP	78	30	23	2,545
FOP	200	30	60	6,638
FUS	358	100	358	39,608

TOTALS	3,573		3,160	349,611
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	957.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	
3	0911	SCRN RM A	0	100	0	0	1,142.00	SF	17.50	17.50	
4	0861	POOL GUNIT	0	100	0	0	372.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	770.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT	



97226 CASTLE RIDGE DR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE	06/15/2023 MLU
	XF DATE	LAND DATE	
	INC DATE	AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		349,611	
TOTAL MARKET OB/XF VALUE		64,042	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		488,653	
SOH/AGL Deduction		167,330	
ASSESSED VALUE		321,323	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		271,323	
TOTAL JUST VALUE		488,653	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		456,797	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017094	ADDITION	16,356	11/17/2022
21016397	SWIM POOL	64,482	11/24/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1907/1928	3/14/2014	SW	U	I	12
GRANTOR: FEDERAL HOME LOAN MOR					224,800
GRANTEE: WOODBY ROY EDWARD &					
1907/1927	1/22/2014	SW	U	I	12
GRANTOR: BANK OF AMERICA NA					100
GRANTEE: FEDERAL HOME LOAN M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W14 FOP=[YR=2012] N4 W25 S8 E25 N4\$ S4 W25 N4 W18 S39 FGR=[YR=2004] S22 E22 N22 W22\$ E22 S12 E12 FOP=[YR=2004] S4 E10 N8 W2 N1 W6 S5 W2\$ E2 N5 E6 S1 E15 N47\$ PTR=E15 FUS=[YR=2004] E2 N10 E6 N3 E3 S10 E3 S18 W2 S4 W10 N4 W2 N15\$ W15\$.											