LOT 24
IN OR 1225/1246
ARNOLD RIDGE PB 6/251

ROTEN DANNY R & LINDA D
97268 CASTLE RIDGE DRIVE
YULEE, FL 32097

2024

43-3N-28-082A-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

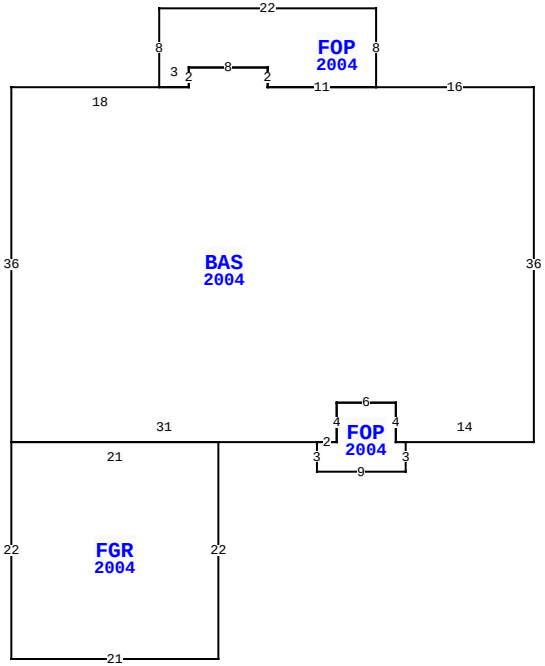
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,900	100	1,900	216,107
FGR	462	55	254	28,890
FOP	51	30	15	1,706
FOP	160	30	48	5,460
TOTALS	2,573		2,217	252,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,217	100.5480	125.68	278,633	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2005 Heated Area: 1900 HX Base Yr 2005



97268 CASTLE RIDGE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,163
TOTAL MARKET OB/XF VALUE		11,757
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		338,920
SOH/AGL Deduction		157,685
ASSESSED VALUE		181,235
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		126,235
TOTAL JUST VALUE		338,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311563	NEW CONSTR	144,304	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1225/1246	4/27/2004	WD	Q	I		186,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROTEN DANNY & LINDA						
1144/0797	6/11/2003	WD	U	V	19	59,800
GRANTOR: ARNOLD RIDGE INVESTME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 FOP=[YR=2004] N8 W22 S8 E3 N2 E8 S2 E11$
W11 N2 W8 S2 W18 S36 FGR=[YR=2004] S22 E21 N22 W21$ E31
FOP=[YR=2004] S3 E9 N3 W1 N4 W6 S4 W2$ E2 N4 E6 S4 E14 N36$.

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	0812	CONCRETE C	0	100	0	0	1,136.00	SF	4.00	4.00	100	2004	2004	3	84	3,817	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2004	2004	3	22	1,584	
4	0810	CONCRETE A	0	100	0	0	560.00	SF	6.50	6.50	100	2009	2009	3	90	3,276	

LAND DESCRIPTION

TOTAL OB/XF 11,757

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS