LOT 25
ARNOLD RIDGE PB 6/251

BAZINET ROGER R & HAZEL E L/E/
97314 CASTLE RIDGE DR
YULEE, FL 32097

2024

43-3N-28-082A-0025-0000

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

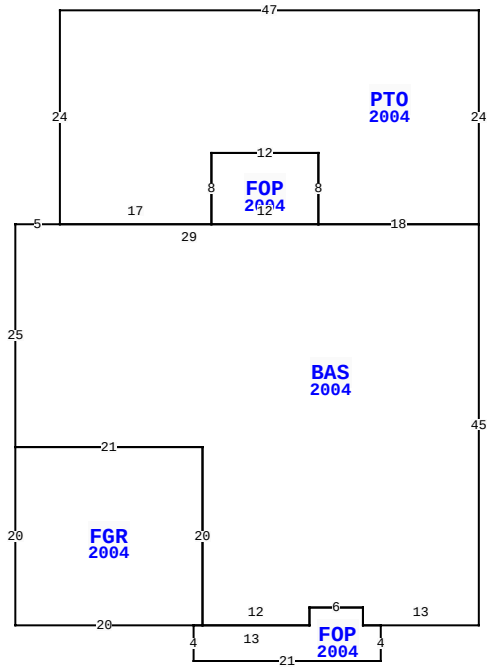
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	1,908	218,215
FGR	420	55	231	26,419
FOP	96	30	29	3,317
FOP	96	30	29	3,317
PTO	1,032	5	52	5,947
TOTALS	3,552		2,249	257,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,249	100.5480	125.68	282,654	2004	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2016 Heated Area: 1908 HX Base Yr 2016



97314 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		257,215
TOTAL MARKET OB/XF VALUE		11,725
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		343,940
SOH/AGL Deduction		129,174
ASSESSED VALUE		214,766
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,766
TOTAL JUST VALUE		343,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107221	3 WINDOWS	8,174	06/03/2021
B2004153	REPAIR/RRF	0	06/01/2020
B0514334	REMODEL	5,280	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/0772	4/13/2022	LE	U	I	11	100
GRANTOR: BAZINET ROGER R & HAZ						
GRANTEE: BAZINET BRIAN A						
2003/1086	9/15/2015	WD	Q	I	02	220,000
GRANTOR: WILKES THOMAS H & BAR						
GRANTEE: BAZINET ROGER R & H						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W47 S24 BAS=[YR=2004] W5 S25 FGR=[YR=2004] S20 E20 FOP=[YR=2004] S4 E21 N4 W2 N2 W6 S2 W13$ E1 N20 W21 $ E21 S20 E12 N2 E6 S2 E13 N45 W18 FOP=[YR=2004] N8 W12 S8 E12$ W29 $ E17 N8 E12 S8 E18 N24$.

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	1,748.00	SF	4.00	4.00	100	2004	2004	3	84	5,873	
3	0911	SCRN RM A	0	100	24	30	720.00	SF	17.50	17.50	100	2004	2004	3	22	2,772	

LAND DESCRIPTION

TOTAL OB/XF 11,725

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