

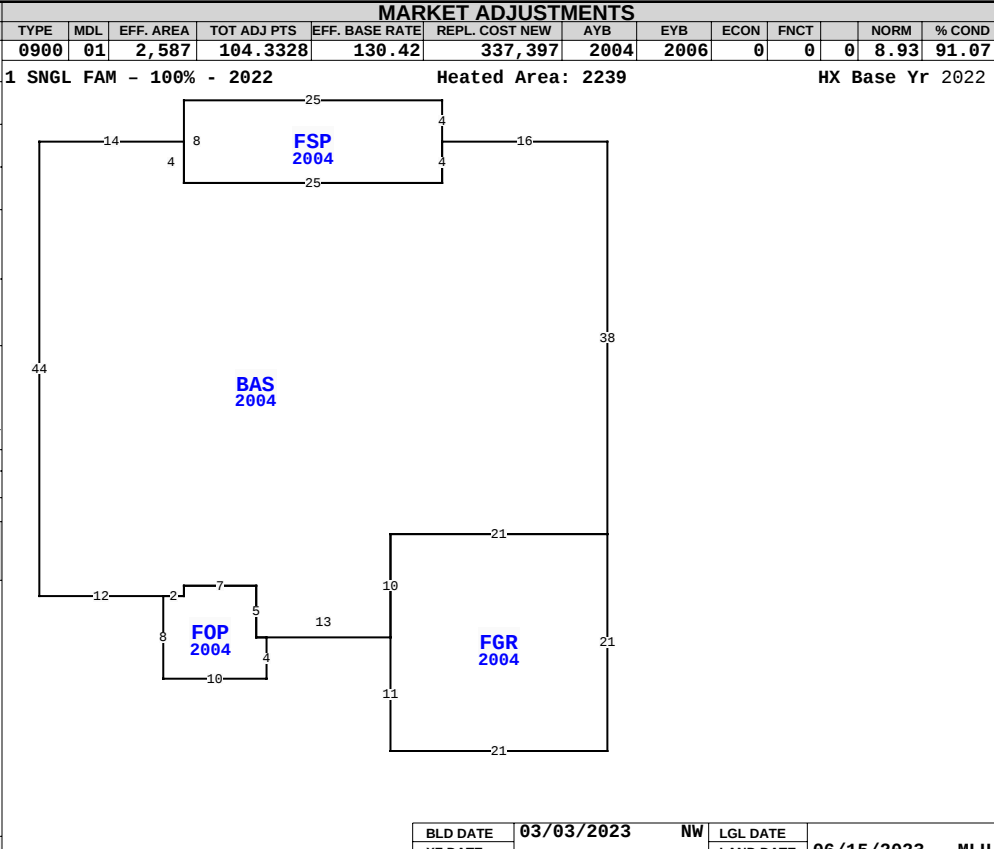


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 90
Exterior Wall	20 FACE BRICK 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	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	2,239	100	2,239	265,934
FGR	441	55	243	28,862
FOP	83	30	25	2,970
FSP	200	40	80	9,502
TOTALS	2,963		2,587	307,267

EXTRA FEATURES		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	100	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,224.00	SF	4.00	100	2004	2004	3	84	4,113	



97340 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		307,267	
TOTAL MARKET OB/XF VALUE		7,193	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		389,460	
SOH/AGL Deduction		79,028	
ASSESSED VALUE		310,432	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		260,432	
TOTAL JUST VALUE		389,460	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		360,457	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2009907	REPAIR/RRF	20,385	11/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2485/1523	8/06/2021	WD	Q	I	01
GRANTOR: YORK JOHN & MARGARET					SALE PRICE
GRANTEE: STORY KIRA R & BRYC					440,000
1984/0996	6/02/2015	SW	Q	I	01
GRANTOR: FANNIE MAE					232,000
GRANTEE: YORK JOHN					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2004] W16 FSP=[YR=2004] N4 W25 S8 E25 N4\$ S4 W25 N4 W14 S44 E12 FOP=[YR=2004] S8 E10N4 W1 N5 W7 S1 W2\$ E2 N1 E7 S5 E13 FGR=[YR=2004] S11 E21 N21 W21 S10\$ N10 E21 N38\$.	

LAND DESCRIPTION				TOTAL OB/XF														7,193									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 04/08/2025 BY: JSM File: 000																											