

LOT 27
IN OR 1303/478
ARNOLD RIDGE PB 6/251

VAN DEN HEEVER ALFRID & MARLIEN
97352 CASTLE RIDGE DRIVE
YULEE, FL 32097

2024

43-3N-28-082A-0027-0000



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	2,253	100	2,253	251,461
FGR	441	55	243	27,122
FOP	98	30	29	3,236
FOP	200	30	60	6,697
TOTALS	2,992		2,585	288,516

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0811	CONCRETE B	0	100	0	0	965.00	SF	5.20	5.20	100	2004
3	0810	CONCRETE A	0	100	57	3	171.00	SF	6.50	6.50	100	2004

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

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,585	97.5840	121.98	315,318	2004	2006	0	0	0	8.50	91.50
1 SNGL FAM - 100% - 2006 Heated Area: 2253 HX Base Yr 2006												
97352 CASTLE RIDGE DR, YULEE												

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

TOTAL OB/XF												
8,229												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		288,516	
TOTAL MARKET OB/XF VALUE		8,229	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		371,745	
SOH/AGL Deduction		177,839	
ASSESSED VALUE		193,906	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		143,906	
TOTAL JUST VALUE		371,745	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,465	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2010210	REPAIR/RRF	13,985	11/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/0478	3/21/2005	WD	Q	I		219,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: VAN DEN HEEVER ALFR						
1229/1653	5/12/2004	WD	U	V	19	32,000
GRANTOR: ARNOLD RIDGE INVESTME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2004] W15 FOP=[YR=2004] N4 W26 S4 E1 S4 E24 N4 E1\$ W1 S4 W24 N4 W14 S45 E11 FOP=[YR=2004] S9 E11 N5 W2 N5 W7 S1 W2\$ E2 N1 E7 S5 E13 FGR=[YR=2004] S11 E21 N21 W21 S10\$ N10 E21 N39\$.												

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