LOT 29
IN OR 1807/265
ARNOLD RIDGE PB 6/251

THOMPSON JOHN K
97285 CASTLE RIDGE DR
YULEE, FL 32097

2024

43-3N-28-082A-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

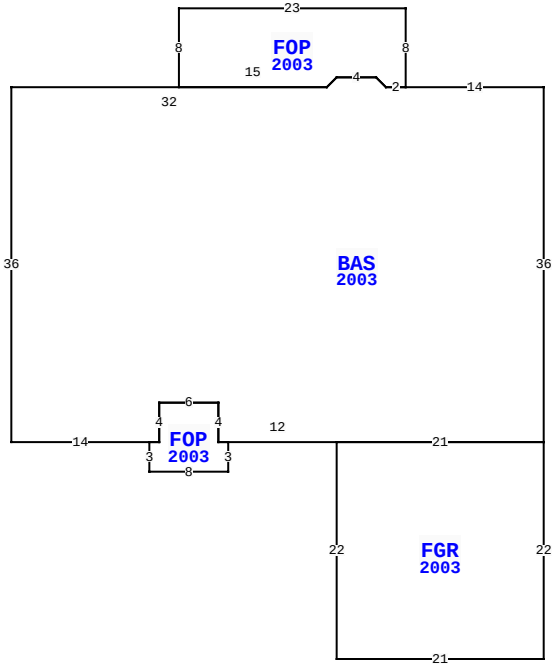
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,925	100	1,925	232,865
FGR	462	55	254	30,726
FOP	48	30	14	1,694
FOP	179	30	54	6,532
TOTALS	2,614		2,247	271,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,247	107.5305	134.41	302,019	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2013 Heated Area: 1925 HX Base Yr 2013



97285 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		271,817
TOTAL MARKET OB/XF VALUE		6,704
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		353,521
SOH/AGL Deduction		171,498
ASSESSED VALUE		182,023
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,023
TOTAL JUST VALUE		353,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310844	NEW CONSTR	144,544	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1807/0265	8/10/2012	WD	Q	I	02	199,500
GRANTOR: SEARCY STEVE D & BETT						
GRANTEE: THOMPSON JOHN K						
1157/1805	7/30/2003	WD	Q	I		167,500
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: SEARCY STEVE D & BE						

BUILDING NOTES

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	2003	2003	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,102.00	SF	4.00	4.00	100	2003	2003	3	83	3,659	

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FOP=[YR=2003] N8 W23 S8 E15 R1 U1 E4 R1 D1 E2$ W2 U1 L1 W4 L1 D1 W32 S36 E14 FOP=[YR=2003] S3 E8 N3 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E12 FGR=[YR=2003] S22 E21 N22 W21$ E21 N36$.

LAND DESCRIPTION

TOTAL OB/XF 6,704

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