



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 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	2,217	100	2,217	244,739
FGR	441	55	243	26,825
FOP	78	30	23	2,539
FOP	175	30	52	5,740
TOTALS	2,911		2,535	279,843

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	0	0	0	1,485.00	SF	4.00	4.00	
3	0940	SHEDS/PORT	0	0	7	10	70.00	SF	30.00	30.00	
4	0910	SCRN RM L	0	0	26	39	1,014.00	SF	15.00	15.00	
5	0861	POOL GUNIT	0	0	0	0	406.00	SF	85.00	85.00	
6	0845	KOOL DECK	0	0	0	0	608.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,535	97.5840	121.98	309,219	2004	2004	0	0	9.50	90.50
1 SNGL FAM - 0% - 2024 Heated Area: 2217 HX Base Yr											
97265 CASTLE RIDGE DR, YULEE											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		366,143	
TOTAL MARKET OB/XF VALUE		28,005	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		469,148	
SOH/AGL Deduction		0	
ASSESSED VALUE		469,148	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		469,148	
TOTAL JUST VALUE		469,148	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		440,203	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006436	ADDITION	101,952	04/25/2022
0311561	NEW CONSTR	164,967	08/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2619/1915	2/17/2023	DG U	I	11	
GRANTOR: OSBORNE SUSAN P & HAR					
GRANTEE: OSBORNE JOSEPH RYAN					
1707/1457	10/27/2010	WD Q	I	01	242,500
GRANTOR: HARRIS URANA H & DAMI					
GRANTEE: OSBORNE SUSAN P & H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W15 FOP=[YR=2004] N3 W25 S7 E25 N4\$ S4 W25 N4 W14 S44 E12 FOP=[YR=2004] S8 E10 N4 W2 N5 W6 S1 W2\$ E2 N1 E6 S5 E13 FGR=[YR=2004] S12 E21 N21 W21 S9\$ N9 E21 N39 \$.											

OSBORNE JOSEPH RYAN & ASHLEY A
97265 CASTLE RIDGE DR
YULEE, FL 32097

43-3N-28-082A-0030-0000

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