LOT 31
IN OR 2129/1829
ARNOLD RIDGE PB 6/251

MCGUIRE CHRISTOPHER L & ALEXANDRIA H
97249 CASTLE RIDGE DR
YULEE, FL 32097

2024

43-3N-28-082A-0031-0000

BUILDING CHARACTERISTICS

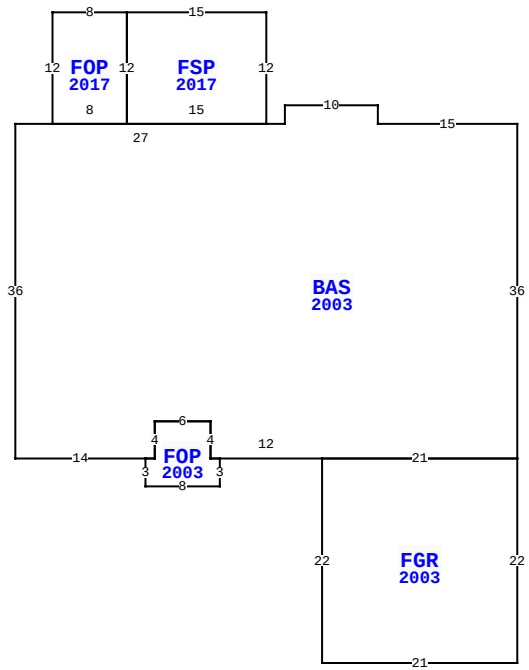
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,940	100	1,940	221,480
FGR	462	55	254	28,998
FOP	48	30	14	1,598
FOP	96	30	29	3,311
FSP	180	40	72	8,220
TOTALS	2,726		2,309	263,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,309	101.4790	126.85	292,897	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2018 Heated Area: 1940 HX Base Yr 2018



97249 CASTLE RIDGE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,607
TOTAL MARKET OB/XF VALUE		21,189
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		359,796
SOH/AGL Deduction		127,812
ASSESSED VALUE		231,984
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		181,984
TOTAL JUST VALUE		359,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103309	ROOF	22,000	03/18/2021
B18301	SWIM POOL	25,000	08/01/2006
B0310964	NEW CONSTR	142,514	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2129/1829	6/28/2017	WD	U	I	37	180,000
GRANTOR: NASSAU FUND LLC						
GRANTEE: MCGUIRE CHRISTOPHER						
2110/1692	3/23/2017	CT	U	I	18	173,600
GRANTOR: CLERK OF COURT						
GRANTEE: NASSAU FUND LLC						

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	1,266.00	SF	4.00	4.00	100	2003	2003	3	83	4,203	
3	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2005	2005	3	40	10,200	
4	0845	KOOL DECK	0	100	0	0	600.00	SF	7.25	7.25	100	2005	2005	3	86	3,741	

BUILDING DIMENSIONS

BAS=[YR=2003] W15 N2 W10 S2 W2 FSP=[YR=2017] N12 W15
FOP=[YR=2017] W8 S12 E8 N12$ S12 E15$ W27 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 21,189

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