

LOT 32
IN OR 2087/728
ARNOLD RIDGE PB 6/251

GIOVANNONI PATRICK & BRITTANY JEAN
97239 CASTLE RIDGE DR
YULEE, FL 32097

2024

43-3N-28-082A-0032-0000



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 70
Interior Floo	08	SHT VINYL 30
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	1,839	100	1,839	210,325
FGR	399	55	219	25,047
FOP	96	30	29	3,317
PTO	96	5	5	571
TOTALS	2,430		2,092	239,260

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	0	0	879.00	SF	5.20	

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,092	100.5480	125.68	262,923	2005	2005		0	0	9.00	91.00	
1 SNGL FAM - 100% - 2017 Heated Area: 1839 HX Base Yr 2017													
97239 CASTLE RIDGE DR, YULEE													
BLD DATE 03/03/2023 NW LGL DATE 06/15/2023 MLU													
XF DATE													
INC DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		239,260	
TOTAL MARKET OB/XF VALUE		3,931	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		318,191	
SOH/AGL Deduction		120,128	
ASSESSED VALUE		198,063	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		148,063	
TOTAL JUST VALUE		318,191	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,509	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001709	REPAIR/RRF	0	03/01/2020
B13813	NEW CONSTR	0	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2087/0728	12/05/2016	WD	Q	I	01	230,000
GRANTOR: LENDERS COMMERCIAL FI						
GRANTEE: GIOVANNONI PATRICK						
2038/1428	3/11/2016	SW	U	I	12	150,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: LENDERS COMMERCIAL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W21 PT0=[YR=2005] N8 W12 S8 E12\$ W29 S45 E10									
FOP=[YR=2005] S4 E21 N4 W13 N2 W6 S2 W2\$ E2 N2 E6 S2 E13									
FGR=[YR=2005] E19 N21 W19 S21\$ N21 E19 N24\$.									