



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		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
BAS	1,908	100
FEP	240	80
FGR	420	55
FOP	100	30
TOTALS	2,668	2,361

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,361	100.5480	125.68	296,730	2004	2004	0	0	9.50	90.50

1 SNGL FAM - 100% - 2023

Heated Area: 1908

HX Base Yr 2023

97201 CASTLE RIDGE DR, YULEE

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		268,541	
TOTAL MARKET OB/XF VALUE		42,266	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		385,807	
SOH/AGL Deduction		116,806	
ASSESSED VALUE		269,001	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		219,001	
TOTAL JUST VALUE		385,807	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,505	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25249	ADDITION	12,368	10/01/2011
B20198	ADDITION	9,863	07/01/2007
B20072	SWIM POOL	48,780	06/01/2007
E14833	ELEC OTHER	920	04/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2468/1762	6/07/2021	WD	Q	I	01
GRANTOR: MCSHANE BARBARA J					
GRANTEE: WEST ANTHONY W SR &					
1513/1825	7/20/2007	QC	U	I	01
GRANTOR: MCSHANE THOMAS J					
GRANTEE: MCSHANE BARBARA J &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W22 FEP=[YR=2007] N20 W12 S20 E12\$ W30 S45 E10 FOP=[YR=2004] S4 E22 N4 FGR=[YR=2004] E20 N20 W21 S20E1\$ W14 N2 W6 S2 W2\$ E2 N2 E6 S2 E13 N20 E21 N25\$.											

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	847.00	SF	5.20	5.20	100	2004
3	0861	POOL GUNIT	0 100	0	0	512.00	SF	85.00	85.00	100	2007
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007
5	0845	KOOL DECK	0 100	0	0	542.00	SF	7.25	7.25	100	2007
6	0911	SCRN RM A	0 100	34	31	1,054.00	SF	17.50	17.50	100	2007
7	0940	SHEDS/PORT	0 100	20	16	320.00	SF	30.00	30.00	100	2011

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

TOTAL OB/XF											
42,266											
TOT	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
75,000.00	75,000.00	75,000.00	75,000								