LOT 39
ARNOLD RIDGE PB 6/251

FORE MATTHEW CRAIG
97107 CASTLE RIDGE DR
YULEE, FL 32097

2024

43-3N-28-082A-0039-0000

BUILDING CHARACTERISTICS

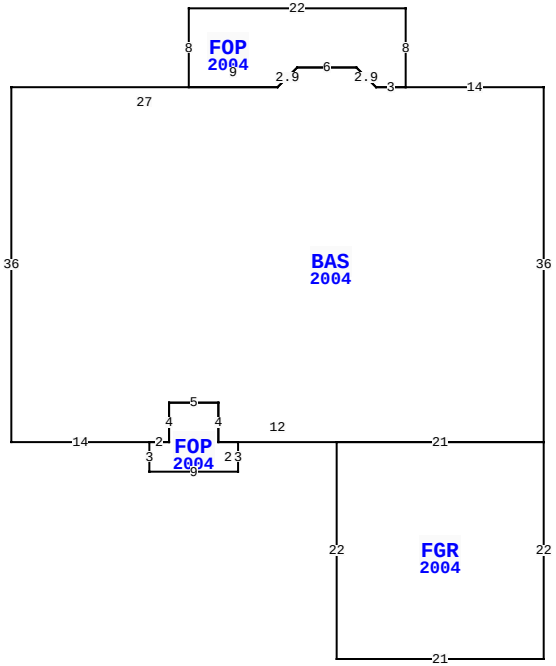
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	221,529
FGR	462	55	254	29,004
FOP	47	30	14	1,599
FOP	160	30	48	5,481
TOTALS	2,609		2,256	257,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,256	101.4790	126.85	286,174	2004	2004	0	0	0	9.98	90.02

1 SNGL FAM – 100% - 2020 Heated Area: 1940 HX Base Yr 2020



97107 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		257,614
TOTAL MARKET OB/XF VALUE		30,290
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		362,904
SOH/AGL Deduction		109,973
ASSESSED VALUE		252,931
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		197,931
TOTAL JUST VALUE		362,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230005612	POOL ENCL 36X23.5	10,000	04/28/2023
B2108860	SWIM POOL	19,850	07/07/2021
B0311618	NEW CONSTR	142,514	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/744	9/21/2023	QC	U	I	11	100
GRANTOR: FORE JILL MARIE						
GRANTEE: FORE MATTHEW CRAIG						
2305/0602	9/20/2019	WD	Q	I	02	250,000
GRANTOR: GRIFFITHS PAUL F & EL						
GRANTEE: FORE MATTHEW CRAIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FOP=[YR=2004] N8 W22 S8 E9 U2 R2 E6 D2 R2 E3$ W3 U2 L2 W6 L2 D2 W27 S36 E14 FOP=[YR=2004] S3 E9 N3 W2 N4 W5 S4 W2$ E2 N4 E5 S4 E12 FGR=[YR=2004] S22 E21 N22 W21$ E21 N36$.

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	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,130.00	SF	4.00	4.00	100	2004	2004	3	84	3,797	
3	0810	CONCRETE A	0	100	13	8	104.00	SF	6.50	6.50	100	2021	2021	3	99	669	
4	0866	POOL FIBER	0	100	24	12	288.00	SF	72.00	72.00	100	2021	2021	3	93	19,284	
5	0845	KOOL DECK	0	100	0	0	482.00	SF	7.25	7.25	100	2021	2021	3	99	3,460	

LAND DESCRIPTION

TOTAL OB/XF 30,290

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		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 12/28/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS