LOT 2
IN OR 2115/997
ARNOLD RIDGE PB 6/251

WARD MICHAEL E & HOLLY E
97056 ARNOLD RIDGE DRIVE
YULEE, FL 32097

2025

43-3N-28-082A-0002-0000

BUILDING CHARACTERISTICS

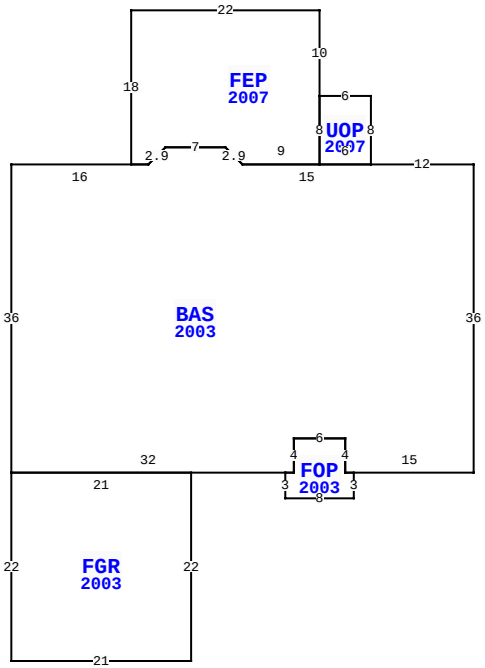
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100	2003	1,938	233,031
FEP	378	80	2007	302	36,314
FGR	462	55	2003	254	30,542
FOP	48	30	2003	14	1,683
UOP	48	20	2007	10	1,203
TOTALS	2,874			2,518	302,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,518	101.7792	134.35	338,293	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 0 Heated Area: 1938 HX Base Yr



97056 ARNOLD RIDGE DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	302,772
TOTAL MARKET OB/XF VALUE	7,811
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	435,583
SOH/AGL Deduction	88,001
ASSESSED VALUE	347,582
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,582
TOTAL JUST VALUE	435,583
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20483	ADDITION	27,700	09/01/2007
B0210311	NEW CONSTR	144,424	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2115/0997	4/21/2017	WD	Q	I	02	235,000
GRANTOR: SABO GREGORY B & LILI						
GRANTEE: WARD MICHAEL EUGENE						
1325/0392	6/13/2005	WD	Q	I		229,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SABO GREGORY B & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 UOP=[YR=2007] N8 W6 FEP=[YR=2007] N10W22 S18 E2 R2 U2 E7 D2 R2 E9 N8$ S8 E6$ W15 L2 U2 W7 D2 L2 W16 S36 FGR=[YR=2003] S22 E21 N22 W21$ E32 FOP=[YR=2003] S3 E8 N3 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E15 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	0	0	0	1,310.00	SF	4.00	4.00	100	2003	2003	3	82	4,297	
3	0940	SHEDS/PORT	0	0	10	14	140.00	SF	15.00	15.00	100	2006	2006	3	24	504	

LAND DESCRIPTION

TOTAL OB/XF 7,811

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	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS