LOT 4
IN OR 1098/955
ARNOLD RIDGE PB 6/251

CREWS JAMES L & CAROL L
97098 ARNOLD RIDGE DR
YULEE, FL 32097

2025

43-3N-28-082A-0004-0000

NASSAU COUNTY PROPERTY

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		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

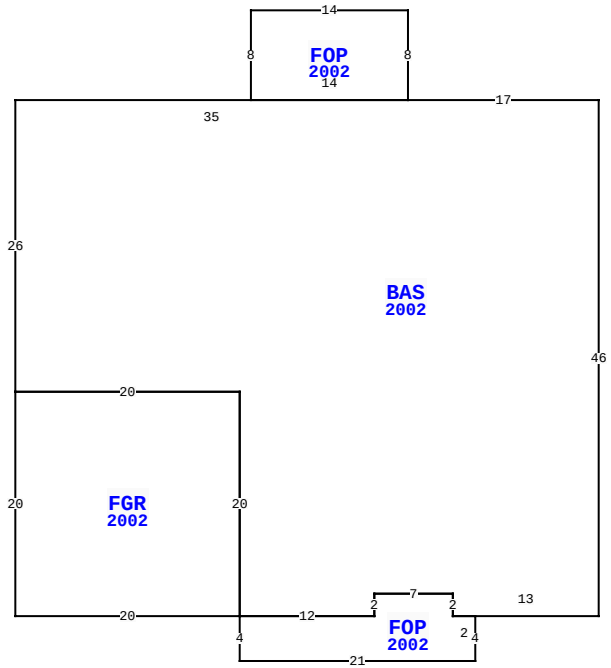
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4033.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,978	100	2002	1,978	241,965
FGR	400	55	2002	220	26,912
FOP	98	30	2002	29	3,548
FOP	112	30	2002	34	4,159
TOTALS	2,588			2,261	276,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,261	102.9686	135.92	307,315	2002	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2003 Heated Area: 1978 HX Base Yr 2003



97098 ARNOLD RIDGE DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		276,584
TOTAL MARKET OB/XF VALUE		17,392
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		418,976
SOH/AGL Deduction		222,028
ASSESSED VALUE		196,948
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,226
TOTAL JUST VALUE		418,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004161	REPAIR/RRF	0	06/01/2020
B0209918	NEW CONSTR	140,600	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1098/0955	12/05/2002	WD	Q	I		158,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CREWS JAMES L & CAR						
1059/1516	6/04/2002	WD	U	V	19	59,900
GRANTOR: ARNOLD RIDGE INVESTME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W17 FOP=[YR=2002] N8 W14 S8 E14$ W35 S26
FGR=[YR=2002] S20 E20 FOP=[YR=2002] S4 E21 N4 W2 N2 W7 S2
W12$ N20 W20$ E20 S20 E12 N2 E7 S2 E13 N46$.

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	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,253.00	SF	4.00	4.00	100	2002	2002	3	80	4,010	
3	0861	POOL GUNIT	0	100	0	0	275.00	SF	85.00	85.00	100	2003	2003	3	29	6,779	
4	0845	KOOL DECK	0	100	0	0	481.00	SF	7.25	7.25	100	2003	2003	3	82	2,860	
5	0940	SHEDS/PORT	0	100	16	10	160.00	SF	15.00	15.00	100	2003	2003	3	20	480	
6	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2003	2003	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 17,392

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	100		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