

LOT 6
L/E OR 1802/439
ARNOLD RIDGE PB 6/251

DAVIS-KNAPP REVOC TRUST/DAVIS RICHARD M TRUSTEE
97137 ARNOLD RIDGE DR
YULEE, FL 32097

2025

43-3N-28-082A-0006-0000



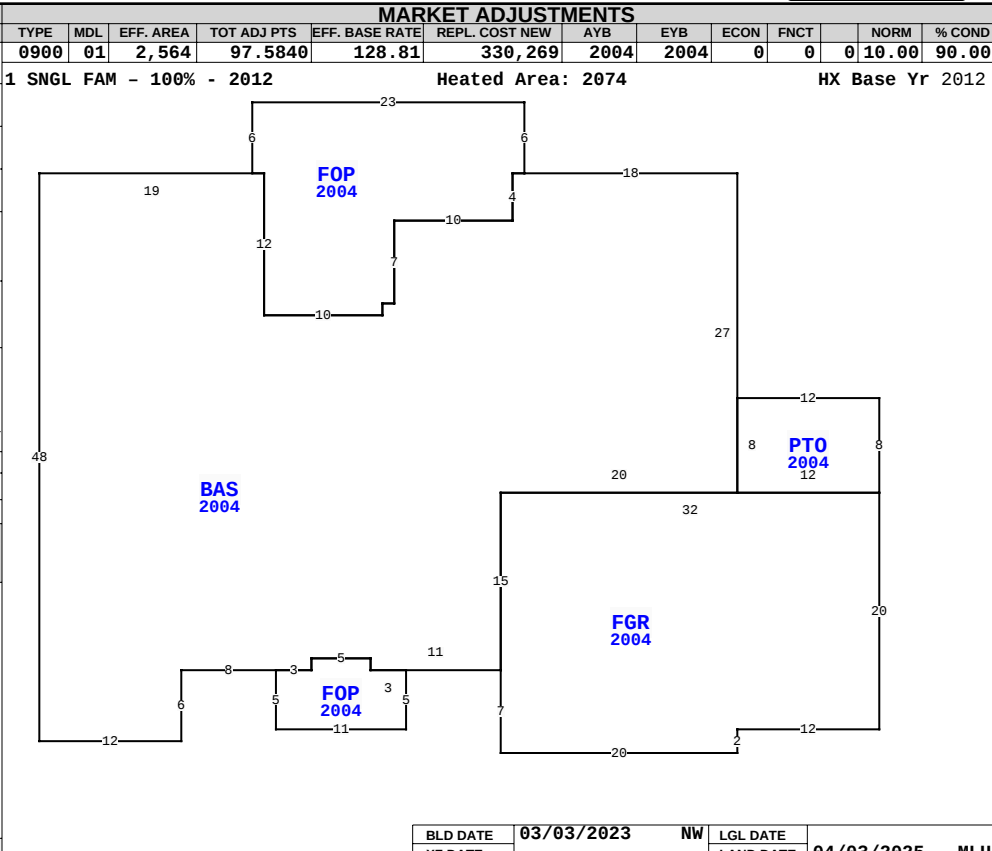
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	2,074	100	2004	2,074	240,437
FGR	680	55	2004	374	43,358
FOP	60	30	2004	18	2,087
FOP	309	30	2004	93	10,781
PTO	96	5	2004	5	580
TOTALS	3,219			2,564	297,242

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,057.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	69.00	SF	6.50
4	0861	POOL GUNIT	0	100	0	0	330.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	560.00	SF	7.25
6	0910	SCRN RM L	0	100	0	0	1,009.00	SF	15.00
7	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00

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



TOTAL OB/XF									
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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		297,242	
TOTAL MARKET OB/XF VALUE		22,954	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		445,196	
SOH/AGL Deduction		225,299	
ASSESSED VALUE		219,897	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		169,175	
TOTAL JUST VALUE		445,196	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		382,420	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412591	FOUNDATION	4,958	04/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1802/0439	5/24/2012	WD U	I	I	11
GRANTOR: DAVIS RICHARD M & VED					SALE PRICE
GRANTEE: DAVIS RICHARD M & V					100
1796/1624	5/24/2012	WD U	I	I	30
GRANTOR: DAVIS RICHARD M & VED					100
GRANTEE: DAVIS RICHARD M & V					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W18 FOP=[YR=2004] N6 W23 S6 E1 S12 E10 N1 E1 N7 E10 N4 E1\$ W1 S4 W10 S7 W1 S1 W10 N12 W19 S48 E12 N6 E8 FOP=[YR=2004] S5 E11 N5 W3 N1 W5 S1 W3\$ E3 N1 E5 S1 E11 FGR=[YR=2004] S7 E20 N2 E12 N20 PTO=[YR=2004] N8 W12 S8 E12\$ W32 S15 \$ N15 E20 N27\$.									