LOT 8
ARNOLD RIDGE PB 6/251

DAY CHRISTINA & GREGORY
97087 ARNOLD RIDGE DR
YULEE, FL 32097

2025

43-3N-28-082A-0008-0000

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

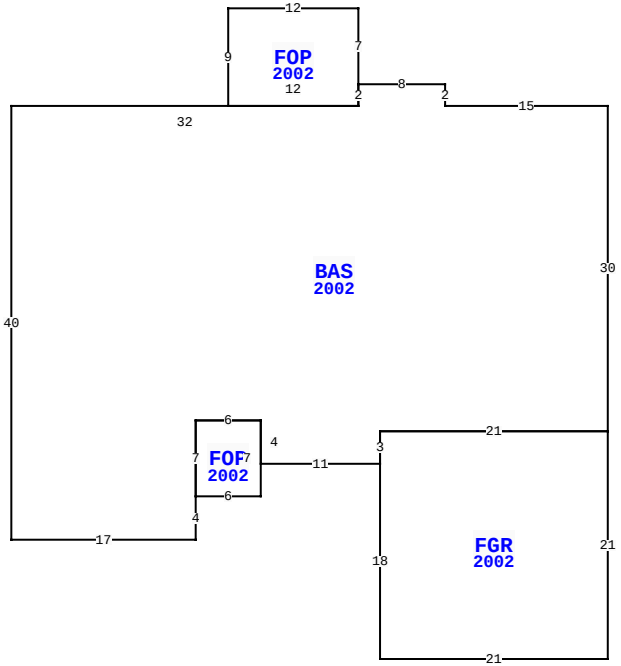
NEIGHBORHOOD/LOC 4033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100	2002	1,863	231,237
FGR	441	55	2002	243	30,161
FOP	42	30	2002	13	1,614
FOP	108	30	2002	32	3,972
TOTALS	2,454			2,151	266,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,151	103.8996	137.15	295,010	2002	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2022 Heated Area: 1863 HX Base Yr 2022



97087 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		266,984
TOTAL MARKET OB/XF VALUE		7,113
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		399,097
SOH/AGL Deduction		76,778
ASSESSED VALUE		322,319
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		271,597
TOTAL JUST VALUE		399,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2000956	REPAIR/RRF	23,000	02/01/2020
B0210230	NEW CONSTR	142,732	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/1488	11/04/2021	WD	Q	I	02	365,000
GRANTOR: LEMOINE JOSEPH BRADLE						
GRANTEE: DAY CHRISTINA & GRE						
1970/0621	3/24/2015	QC	U	I	11	100
GRANTOR: LEMOINE LISA A						
GRANTEE: LEMOINE JOSEPH BRAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 N2 W8 FOP=[YR=2002] N7 W12 S9 E12 N2 $ S2 W32 S40 E17 N4 FOP=[YR=2002] E6 N7 W6 S7 $ N7 E6 S4 E11 FGR=[YR=2002] S18 E21 N21 W21 S3 $ N3 E21 N30 $.

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	1,293.00	SF	4.00	4.00	100	2002	2002	3	80	4,138	

LAND DESCRIPTION

TOTAL OB/XF 7,113

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