

LOT 9
IN OR 2296/65
ARNOLD RIDGE PB 6/251

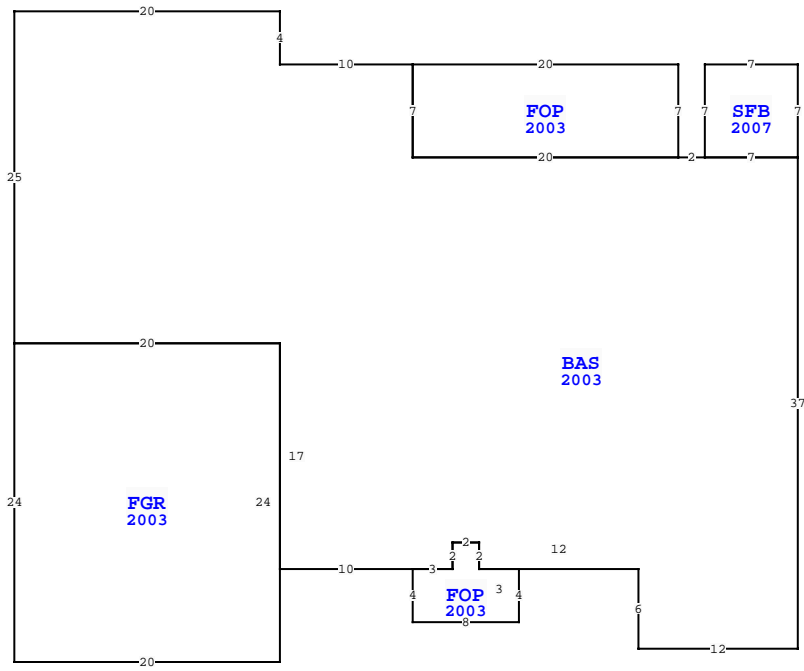
DASH FREDERICK R
97064 CASTLE RIDGE DR
YULEE, FL 32097

2025

43-3N-28-082A-0009-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	13	LVT/LAMMT	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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
BAS	1,847	100	2003
FGR	480	55	2003
FOP	36	30	2003
FOP	140	30	2003
SFB	49	80	2007
TOTALS	2,552		
			2,203
			284,475

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,203	109.2994	144.28	317,849	2003	2003	0	0	10.50	89.50
1 SNGL FAM - 100% - 2020 Heated Area: 1886 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			320,372
TOTAL MARKET OB/XF VALUE			36,048
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			481,420
SOH/AGL Deduction			161,862
ASSESSED VALUE			319,558
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			268,836
TOTAL JUST VALUE			481,420
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			417,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017786	GARAGE	132,960	12/02/2022
B1802795	(2) DOORS	4,603	04/01/2018
M1217704	H/AC	0	10/01/2012
R10935	REPAIR/RRF	100	12/01/2007
B20644	ADDITION	29,943	10/01/2007
R09498	REPAIR/RRF	300	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2296/0065	8/01/2019	WD	Q	I	01	305,000
GRANTOR: ROBLEDO AMANDA E & JO						
GRANTEE: DASH FREDERICK R						
1985/0727	6/10/2015	WD	Q	I	02	249,000
GRANTOR: MUNNS RICHARD F & DOR						
GRANTEE: ROBLEDO AMANDA E &						

EXTRA FEATURES																
L N	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	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	100	0	1,218.00	SF	4.00	4.00	100	2003	2003	3	82	3,995	
3	0910	SCRN RM L	0	100	30	600.00	SF	15.00	15.00	100	2006	2006	3	24	2,160	
4	0861	POOL GUNIT	0	100	15	300.00	SF	85.00	85.00	100	2006	2006	3	40	10,200	
5	0845	KOOL DECK	0	100	0	300.00	SF	7.25	7.25	100	2006	2006	3	86	1,871	
6	0940	SHEDS/PORT	0	100	15	195.00	SF	30.00	30.00	100	2006	2006	3	24	1,404	
7	0812	CONCRETE C	1	100	0	3,352.00	SF	4.00	4.00	100	2023	2023		100	13,408	
TOTALS															36,048	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

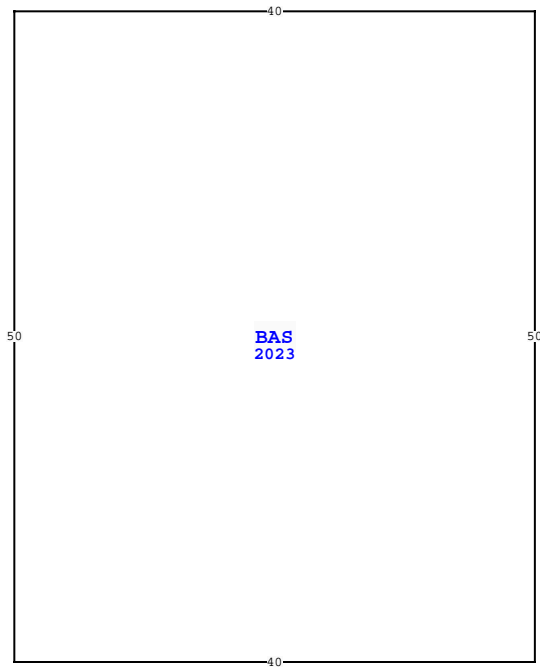
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Interior Elements	NEW	N/A 0	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		N/A 100	
Bathrooms		N/A 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4033.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,000	100	2023
TOTALS	2,000		2,000
			35,897

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2												2 GARAGE RES - 100% - 2024	
										Heated Area: 2000		HX Base Yr 2020	
													
97064 CASTLE RIDGE DR, YULEE													
BLD DATE		03/03/2023		NW		LGL DATE		04/03/2025		MLU			
XF DATE						LAND DATE							
INC DATE						AG DATE							

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NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			417,453	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18131	ADDITION	6,336	07/01/2006
B0210157	NEW CONSTR	137,755	08/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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1985/0727	6/10/2015	WD Q	Q	I	02	249,000
GRANTOR: MUNNS RICHARD F & DOR						
GRANTEE: ROBLEDO AMANDA E &						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=60,10] E40 S50 W40 N50 \$

EXTRA FEATURES																
L N	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

LAND DESCRIPTION														TOTAL OB/XF										
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