

LOT 10
IN OR 1225/1304 & OR 1347/95
ARNOLD RIDGE PB 6/251

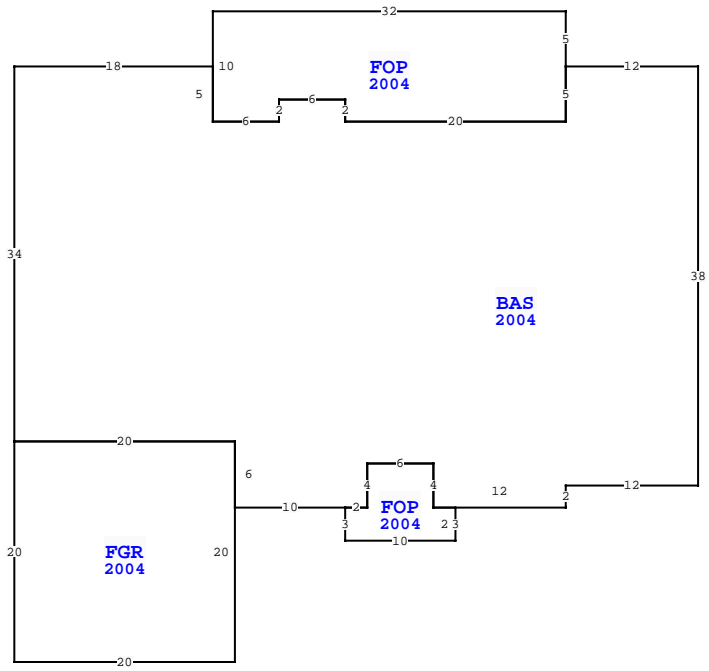
KEIGHTLEY JANE LOUISE/KEIGHTLEY EDWARD J ET AL
97088 CASTLE RIDGE DRIVE
YULEE, FL 32097

2025

43-3N-28-082A-0010-0000

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 60				
Interior Floo	08 SHT VINYL 40				
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	2,164	100	2004	2,164	250,871
FGR	400	55	2004	220	25,504
FOP	54	30	2004	16	1,855
FOP	308	30	2004	92	10,666
TOTALS	2,926			2,492	288,896

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,492	97.5840	128.81	320,995	2004	2004	0	0	10.00	90.00
1 SNGL FAM - 100% - 2005 Heated Area: 2164 HX Base Yr 2005											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		288,896	
TOTAL MARKET OB/XF VALUE		22,825	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		436,721	
SOH/AGL Deduction		224,121	
ASSESSED VALUE		212,600	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		161,878	
TOTAL JUST VALUE		436,721	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,548	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/0095	9/02/2005	QC	Q	I	01	100
GRANTOR: JOHNSON STEVEN MICHAEL						
GRANTEE: KEIGHTLEY JANE L ET						
1258/0802	9/10/2004	QC	Q	V	01	100
GRANTOR: JOHNSON JANE L &						
GRANTEE: KEIGHTLEY JANE LOUI						

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	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	100	0	1,333.00	SF	4.00	4.00	100	2004	2004	3	83	4,426	
3	0861	POOL GUNIT	0	100	0	405.00	SF	85.00	85.00	100	2004	2004	3	32	11,016	
4	0910	SCRN RM L	0	100	0	607.00	SF	15.00	15.00	100	2004	2004	3	21	1,912	
5	0845	KOOL DECK	0	100	0	202.00	SF	7.25	7.25	100	2004	2004	3	83	1,216	
6	0940	SHEDS/PORT	0	100	0	192.00	SF	30.00	30.00	100	2004	2004	3	21	1,210	

TOTAL OB/XF		22,825
BLD DATE	03/03/2023	NW
XF DATE		
INC DATE		
LGL DATE		
LAND DATE	04/03/2025	MLU
AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W12 FOP=[YR=2004] N5 W32 S10 E6 N2 E6 S2 E20 N5\$ S5 W20 N2 W6 S2 W6 N5 W18 S34 FGR=[YR=2004] S20 E20 N20 W20\$ E20 S6 E10 FOP=[YR=2004] S3 E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E12 N2 E12 N38 \$.	

LAND DESCRIPTION		TOTAL OB/XF 22,825																						
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							