

LOT 12  
IN OR 1174/1534  
ARNOLD RIDGE PB 6/251

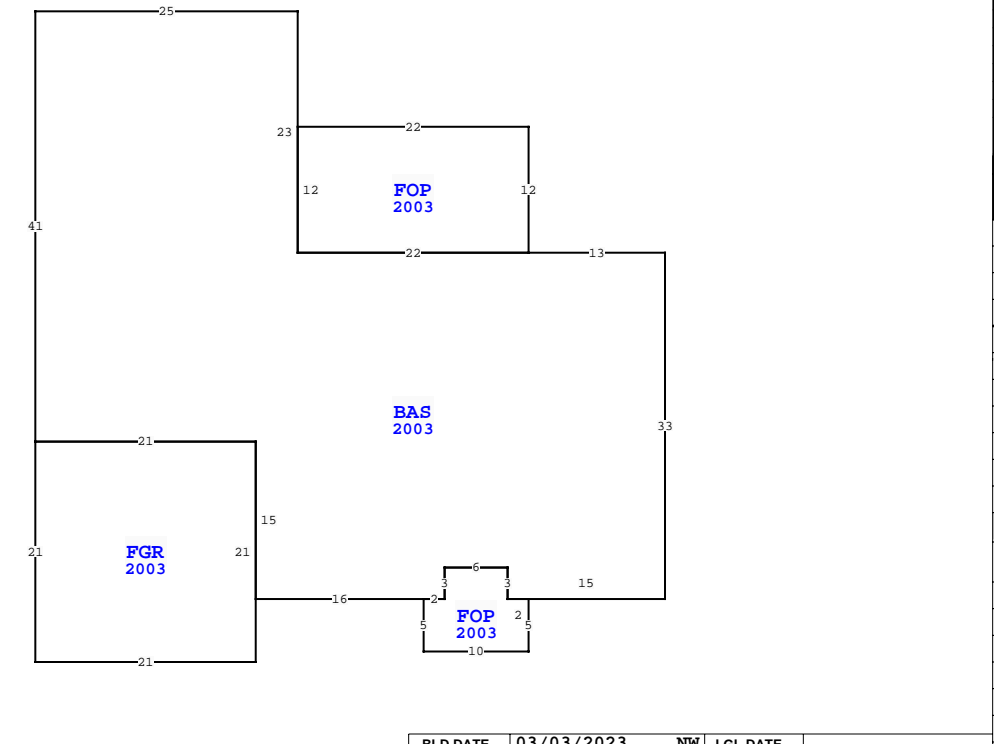
KELLUM ROBERT K & STEPHANIE L  
97081 CARPENTER RIDGE COURT  
YULEE, FL 32097

**2025**

43-3N-28-082A-0012-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,564	95.6688	126.28	323,782	2003	2003	0	0	10.33	89.67



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
BAS	2,222	100
FGR	441	55
FOP	68	30
FOP	264	30
TOTALS	2,995	

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	100	0	0	1,566.00	SF	5.20	5.20	100	2003	2003
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003

TOTAL OB/XF											
											9,687

LAND DESCRIPTION																									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							

NASSAU COUNTY PROPERTY VALUATION SUMMARY																							
VALUATION BY		STANDARD																					
Tax Group: 4		Tax Dist:																					
BUILDING MARKET VALUE		290,335																					
TOTAL MARKET OB/XF VALUE		9,687																					
TOTAL LAND VALUE - MARKET		125,000																					
TOTAL MARKET VALUE		425,022																					
SOH/AGL Deduction		226,889																					
ASSESSED VALUE		198,133																					
TOTAL EXEMPTION VALUE		55,722																					
BASE TAXABLE VALUE		142,411																					
TOTAL JUST VALUE		425,022																					
NCON VALUE		0																					
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE		361,291																					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800243	REPAIR/RRF	12,890	01/01/2018
B0311074	NEW CONSTR	169,096	04/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/1534	9/24/2003	WD Q	Q	I		179,700

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: KELLUM ROBERT K & S  
1131/1067 4/22/2003 WD U V 19 34,900  
GRANTOR: ARNOLD RIDGE INVESTME  
GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES	
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**BUILDING DIMENSIONS**  
BAS=[YR=2003] W13 FOP=[YR=2003] N12 W22 S12 E22\$ W22 N23 W25 S41 FGR=[YR=2003] S21 E21 N21 W21\$ E21 S15 E16 FOP=[YR=2003] S5 E10 N5 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E15 N33\$ .