LOT 13
IN OR 1402/158
ARNOLD RIDGE PB 6/251

HALEY JEREMY & LANORE
97120 CASTLE RIDGE DRIVE
YULEE, FL 32097

2025

43-3N-28-082A-0013-0000

BUILDING CHARACTERISTICS

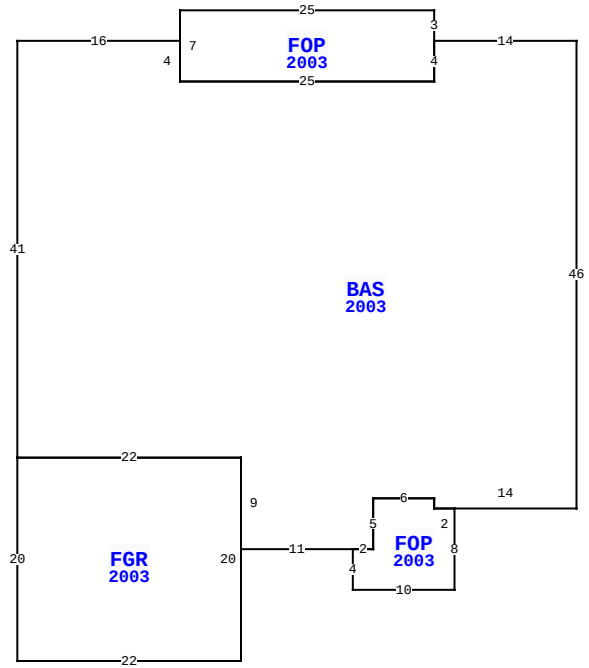
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,366	100	2003	2,366	254,372
FGR	440	55	2003	242	26,018
FOP	78	30	2003	23	2,473
FOP	175	30	2003	52	5,591
TOTALS	3,059			2,683	288,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,683	96.6720	127.61	342,378	2003	2003	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2008 Heated Area: 2366 HX Base Yr 2008



97120 CASTLE 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,453
TOTAL MARKET OB/XF VALUE		6,713
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		420,166
SOH/AGL Deduction		225,705
ASSESSED VALUE		194,461
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,739
TOTAL JUST VALUE		420,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310775	NEW CONSTR	165,007	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1402/0158	4/06/2006	WD	Q	I		291,500
GRANTOR: COLSON JANICE S						
GRANTEE: HALEY JEREMY & LANO						
1154/1536	7/18/2003	WD	Q	I		188,900
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: SOLSON JANICE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FOP=[YR=2003] N3 W25 S7 E25 N4$ S4 W25 N4 W16 S41 FGR=[YR=2003] S20 E22 N20 W22$ E22 S9 E11 FOP=[YR=2003] S4 E10 N8 W2 N1 W6 S5 W2$ E2 N5 E6 S1 E14 N46$.

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	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,129.00	SF	4.00	4.00	100	2003	2003	3	82	3,703	

LAND DESCRIPTION

TOTAL OB/XF 6,713

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