LOT 14
IN OR 1942/512
ARNOLD RIDGE PB 6/251

ZOLOTOROFE WILLIAM M
97140 CASTLE RIDGE DRIVE
YULEE, FL 32097

2025

43-3N-28-082A-0014-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	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
Quality	02	Quality Level 02

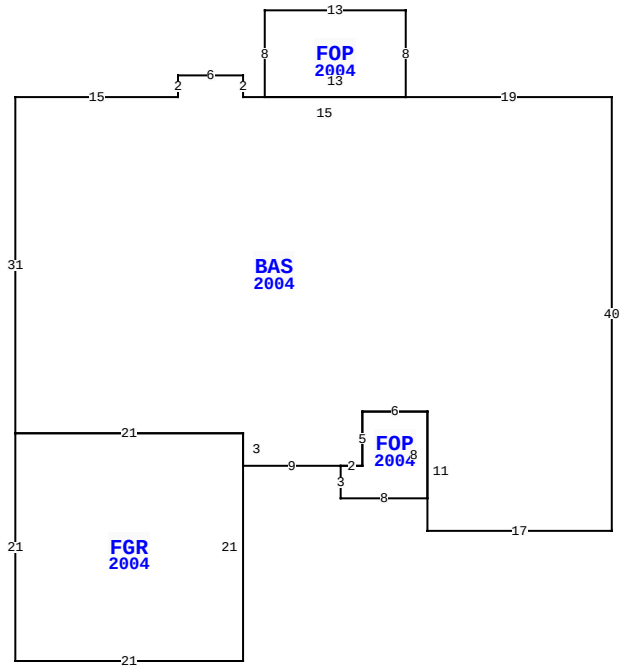
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100	2004	1,891	227,969
FGR	441	55	2004	243	29,295
FOP	54	30	2004	16	1,929
FOP	104	30	2004	31	3,737
TOTALS	2,490			2,181	262,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,181	101.4790	133.95	292,145	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2015 Heated Area: 1891 HX Base Yr 2015



97140 CASTLE RIDGE DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,930
TOTAL MARKET OB/XF VALUE		21,519
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		409,449
SOH/AGL Deduction		194,966
ASSESSED VALUE		214,483
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,761
TOTAL JUST VALUE		409,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514718	SWIM POOL	26,875	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1942/0512	10/10/2014	WD	Q	I	01	247,000
GRANTOR: HAMMER GEORGE T & CAN						
GRANTEE: ZOLOTOROFE WILLIAM						
1286/1219	1/10/2005	WD	U	I	21	196,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HAMMER GEORGE T & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W19 FOP=[YR=2004] N8 W13 S8 E13$ W15 N2 W6 S2 W15 S31 FGR=[YR=2004] S21 E21 N21 W21$ E21 S3 E9 FOP=[YR=2004] S3 E8 N8 W6 S5 W2$ E2 N5 E6 S11 E17 N40$.

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	0811	CONCRETE B	0	100	0	0	771.00	SF	5.20	5.20	100	2004	2004	3	83	3,328	
2	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50	6.50	100	2004	2004	3	83	615	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	87	1,740	
4	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00	85.00	100	2005	2005	3	36	11,567	
5	0845	KOOL DECK	0	100	0	0	701.00	SF	7.25	7.25	100	2005	2005	3	84	4,269	

LAND DESCRIPTION

TOTAL OB/XF 21,519

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 06/09/2021 BY KWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS