LOT 15
IN OR 2184/1907
ARNOLD RIDGE PB 6/251

WERBLE DAVID P &/ELMORE AMY N
97158 CASTLE RIDGE DR
YULEE, FL 32097

2025

43-3N-28-082A-0015-0000

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

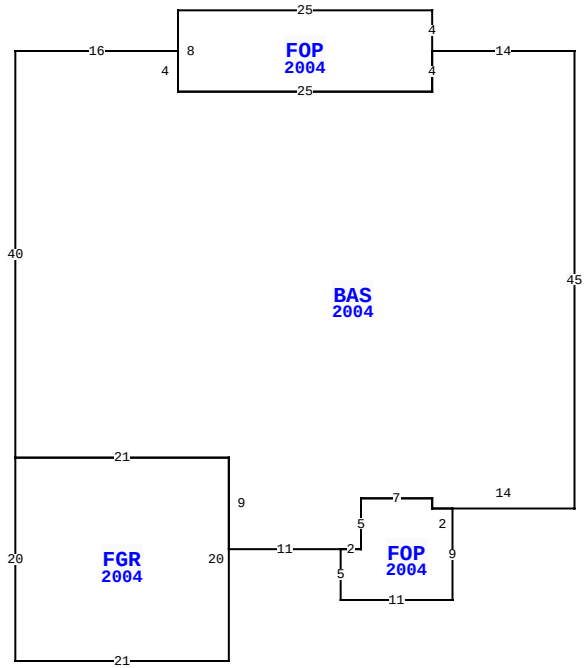
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,315	100	2004	2,315	272,147
FGR	420	55	2004	231	27,156
FOP	98	30	2004	29	3,409
FOP	200	30	2004	60	7,053
TOTALS	3,033			2,635	309,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,635	98.9520	130.62	344,184	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2019 Heated Area: 2315 HX Base Yr



97158 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		309,766
TOTAL MARKET OB/XF VALUE		29,459
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		464,225
SOH/AGL Deduction		64,939
ASSESSED VALUE		399,286
TOTAL EXEMPTION VALUE	13	399,286
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		464,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311595	NEW CONSTR	165,097	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2184/1907	3/19/2018	WD	Q	I	02	315,000
GRANTOR: PLUTA DAVID F & DIANE						
GRANTEE: WERBLE DAVID P & AM						
1217/1968	3/25/2004	WD	Q	I		199,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PLUTA DAVID & DIANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FOP=[YR=2004] N4 W25 S8 E25 N4 $ S4 W25 N4 W16 S40 FGR=[YR=2004] S20 E21 N20 W21 $ E21 S9 E11 FOP=[YR=2004] S5 E11 N9 W2 N1 W7 S5 W2 $ E2 N5 E7 S1 E14 N45$.

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	0812	CONCRETE C	0	100	0	0	1,160.00	SF	4.00	4.00	100	2004	2004	3	83	3,851	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
3	0861	POOL GUNIT	0	100	0	0	496.00	SF	85.00	85.00	100	2004	2004	3	32	13,491	
4	0845	KOOL DECK	0	100	0	0	570.00	SF	7.25	7.25	100	2004	2004	3	83	3,430	
5	0911	SCRN RM A	0	100	0	0	1,040.00	SF	17.50	17.50	100	2008	2008	3	31	5,642	

LAND DESCRIPTION

TOTAL OB/XF 29,459

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	0003	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