LOT 16
IN OR 1920/1509
ARNOLD RIDGE PB 6/251

SIZEMORE JILL H & JAMES
97178 CASTLE RIDGE DRIVE
YULEE, FL 32097

2025

43-3N-28-082A-0016-0000

BUILDING CHARACTERISTICS

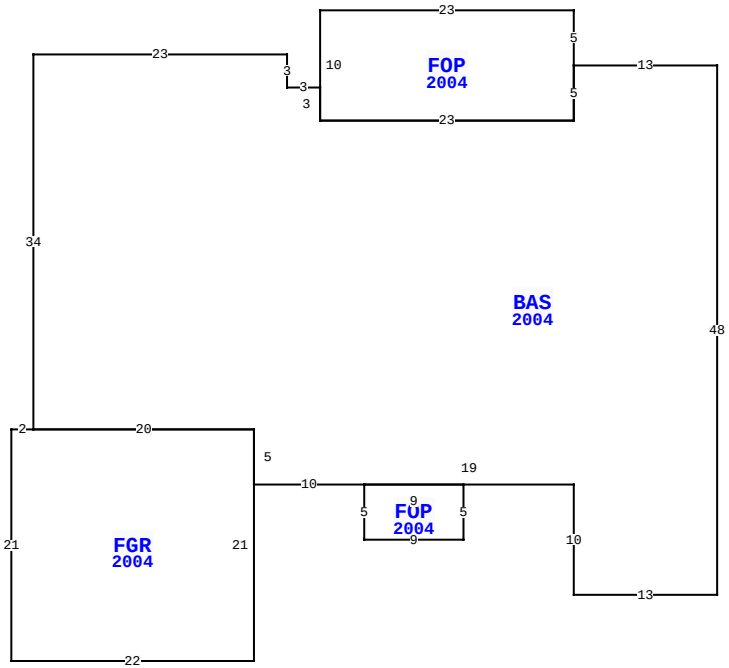
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,288	100	2004	2,288	277,224
FGR	462	55	2004	254	30,776
FOP	45	30	2004	14	1,696
FOP	230	30	2004	69	8,360
TOTALS	3,025			2,625	318,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,625	100.3200	132.42	347,602	2004	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2015 Heated Area: 2288 HX Base Yr 2015



97178 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	318,056
TOTAL MARKET OB/XF VALUE	42,993
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	486,049
SOH/AGL Deduction	232,458
ASSESSED VALUE	253,591
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	202,869
TOTAL JUST VALUE	486,049
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2001463	REPAIR/RRF	12,815	02/01/2020
B1429416	SCRNROOM	13,172	10/01/2014
B1429232	SWIM POOL	27,410	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1920/1509	6/02/2014	WD	Q	I	02	240,000
GRANTOR: GLEASON ROBERT S & NI						
GRANTEE: SIZEMORE JILL H & J						
1287/1183	1/13/2005	WD	Q	I		227,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GLEASON ROBERT S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FOP=[YR=2004] N5 W23 S10 E23 N5$ S5 W23 N3 W3 N3 W23 S34 FGR=[YR=2004] W2 S21 E22 N21 W20 $ E20 S5 E10 FOP=[YR=2004] S5 E9 N5 W9$ E19 S10 E13 N48$.

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	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	713.00	SF	5.20	5.20	100	2004	2004	3	83	3,077	
3	1124	CB/STC 4"	0	100	0	0	36.00	SF	6.50	6.50	100	2004	2004	3	83	194	
4	0811	CONCRETE B	0	100	0	0	1,030.00	SF	5.20	5.20	100	2008	2008	3	88	4,713	
5	0911	SCRN RM A	0	100	23	33	759.00	SF	17.50	17.50	100	2014	2014	3	60	7,970	
6	0861	POOL GUNIT	0	100	0	0	325.00	SF	85.00	85.00	100	2014	2014	3	71	19,614	
7	0855	CONC PAVER	0	100	0	0	466.00	SF	10.00	10.00	100	2014	2014	3	94	4,380	

LAND DESCRIPTION

TOTAL OB/XF 42,993

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