LOT 17
ARNOLD RIDGE PB 6/251

BROWN STEPHEN RAY
97058 CHIMNEY RIDGE CT
YULEE, FL 32097

2025

43-3N-28-082A-0017-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 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

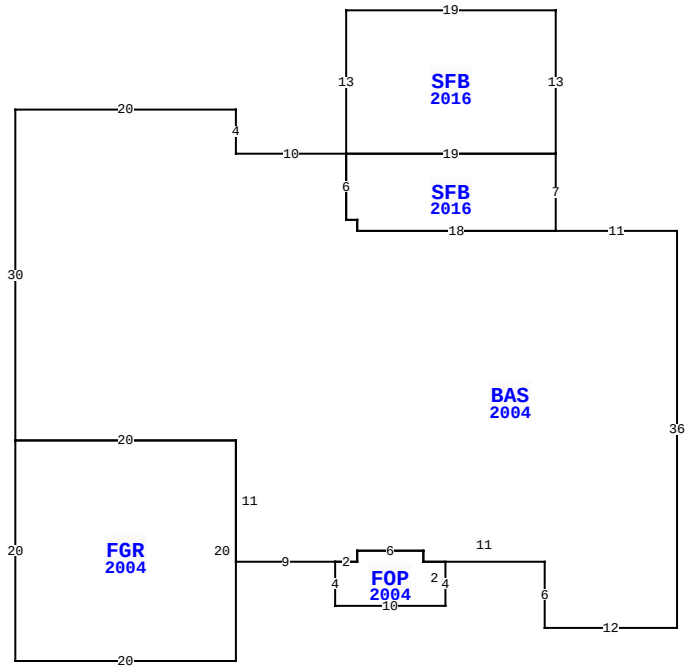
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	2004	1,937	243,661
FGR	400	55	2004	220	27,674
FOP	46	30	2004	14	1,761
SFB	132	80	2016	106	13,334
SFB	247	80	2016	198	24,907
TOTALS	2,762			2,475	311,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,475	105.8832	139.77	345,931	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2025 Heated Area: 2241 HX Base Yr 2025



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

97058 CHIMNEY RIDGE CT, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,338
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		444,738
SOH/AGL Deduction		0
ASSESSED VALUE		444,738
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		394,016
TOTAL JUST VALUE		444,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631837	ADDITION	36,132	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2720/1780	6/04/2024	WD	Q	I	01	515,000
GRANTOR: FEITEIRA DANIEL JR &						
GRANTEE: BROWN STEPHEN RAY						
2613/0846	1/11/2023	WD	Q	I	01	449,900
GRANTOR: LYNN FAMILY TRUST						
GRANTEE: FEITEIRA DANIEL JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W11 SFB=[YR=2016] N7 SFB=[YR=2016] N13 W19 S13 E19$ W19 S6 E1 S1 E18$ W18 N1 W1 N6 W10 N4W20 S30 FGR=[YR=2004] S20 E20 N20 W20$ E20 S11 E9 FOP=[YR=2004] S4 E10 N4 W2 N1 W6 S1 W2$ E2 N1 E6 S1 E11 S6 E12 N36$.

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	1,178.00	SF	5.20	5.20	100	2004	2004	3	83	5,084	
2	0810	CONCRETE A	0	100	0	0	537.00	SF	6.50	6.50	100	2016	2016	3	95	3,316	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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 04/23/2019 BY KWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS