

LOT 19
IN OR 1963/304
ARNOLD RIDGE PB 6/251

CARRIER RONALD S & CAROL L
97078 CHIMNEY RIDGE COURT
YULEE, FL 32097

2025

43-3N-28-082A-0019-0000



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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	2,194	100	2004	2,194	254,348
FGR	400	55	2004	220	25,504
FOP	54	30	2004	16	1,855
FSP	283	40	2004	113	13,100
TOTALS	2,931			2,543	294,808

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	890.00	SF	4.00
3	0861	POOL GUNIT	0	100	0	0	230.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	370.00	SF	7.25
5	0911	SCRN RM A	0	100	0	0	1,280.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,543	97.5840	128.81	327,564	2004	2004	0	0	0 10.00	90.00	
1 SNGL FAM - 100% - 2020 Heated Area: 2194 HX Base Yr 2020												
97078 CHIMNEY RIDGE CT, YULEE												

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

TOTAL OB/XF												
35,314												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		294,808	
TOTAL MARKET OB/XF VALUE		35,314	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		455,122	
SOH/AGL Deduction		160,490	
ASSESSED VALUE		294,632	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		243,910	
TOTAL JUST VALUE		455,122	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		392,815	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007852	ADDITION	38,323	05/19/2022
R2105770	ROOF	26,000	05/06/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1963/0304	2/17/2015	WD	Q	I	02
GRANTOR: SIBLEY MATTHEW M					SALE PRICE
GRANTEE: CARRIER RONALD D &					223,500
1932/0071	8/11/2014	FJ	U	I	11
GRANTOR: SIBLEY JOHN W					0
GRANTEE: SIBLEY MATTHEW M					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W12 FSP=[YR=2004] N5 W33 S9 E2 N2 E7 S2 E24 N4\$ S4 W24 N2 W7 S2 W2 N4 W17 S34 FGR=[YR=2004] S20 E20 N20 W20\$ E20 S6 E10 FOP=[YR=2004] S3 E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E12 N2 E12 N38 \$.									