LOT 22
IN OR 2145/1192
ARNOLD RIDGE PB 6/251

SLOAN DUSTIN T & PRISCILLA
97208 CASTLE RIDGE DRIVE
YULEE, FL 32097

2025

43-3N-28-082A-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

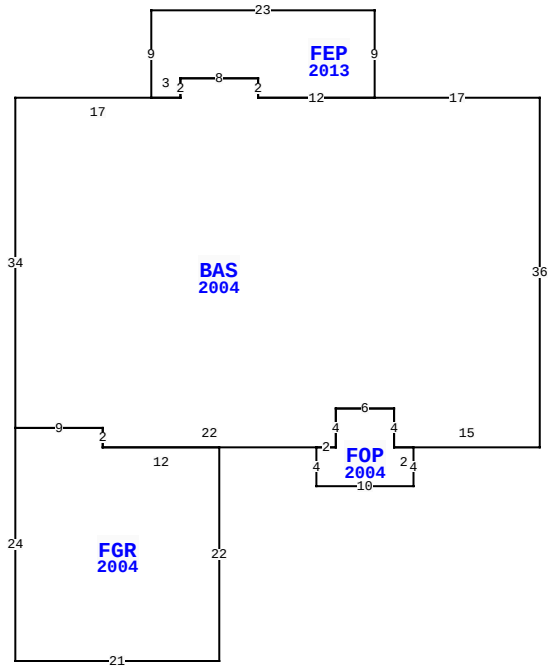
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,918	100	2004	1,918	231,224
FEP	191	80	2013	153	18,445
FGR	480	55	2004	264	31,827
FOP	64	30	2004	19	2,291
TOTALS	2,653			2,354	283,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,354	101.4790	133.95	315,318	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2018 Heated Area: 1918 HX Base Yr 2018



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

97208 CASTLE RIDGE DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,786
TOTAL MARKET OB/XF VALUE		7,192
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		415,978
SOH/AGL Deduction		188,896
ASSESSED VALUE		227,082
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,360
TOTAL JUST VALUE		415,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2145/1192	9/08/2017	WD	Q	I	01	230,000
GRANTOR: GARCIA GRACE A						
GRANTEE: SLOAN DUSTIN T & PR						
1967/1722	3/13/2015	SW	U	I	12	181,500
GRANTOR: FANNIE MAE						
GRANTEE: GARCIA GRACE A						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,249.00	SF	4.00	4.00	100	2004	2004	3	83	4,147	

BUILDING DIMENSIONS

BAS=[YR=2004] W17 FEP=[YR=2013] N9 W23 S9 E3 N2 E8 S2 E12$ W12 N2 W8 S2 W17 S34 FGR=[YR=2004] S24 E21 N22 W12 N2 W9$ E9 S2 E22 FOP=[YR=2004] S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E15 N36$.

LAND DESCRIPTION

TOTAL OB/XF 7,192

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS