LOT 24
IN OR 1225/1246
ARNOLD RIDGE PB 6/251

ROTEN DANNY R & LINDA D
97268 CASTLE RIDGE DRIVE
YULEE, FL 32097

**2025**

**43-3N-28-082A-0024-0000**

## 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 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. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

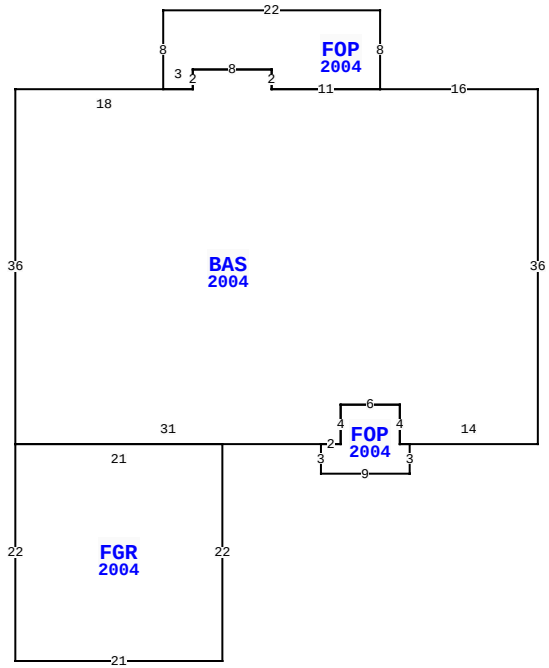
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,900 | 100 | 2004 | 1,900 | 226,951 |
| FGR | 462 | 55 | 2004 | 254 | 30,340 |
| FOP | 51 | 30 | 2004 | 15 | 1,792 |
| FOP | 160 | 30 | 2004 | 48 | 5,734 |
| TOTALS | 2,573 | | | 2,217 | 264,816 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,217 | 100.5480 | 132.72 | 294,240 | 2004 | 2004 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SNGL FAM – 100% - 2005 Heated Area: 1900 HX Base Yr 2005




97268 CASTLE RIDGE DR, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 264,816 |
| TOTAL MARKET OB/XF VALUE | | 11,569 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 401,385 |
| SOH/AGL Deduction | | 214,894 |
| ASSESSED VALUE | | 186,491 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 130,769 |
| TOTAL JUST VALUE | | 401,385 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 338,920 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0311563 | NEW CONSTR | 144,304 | 08/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1225/1246 | 4/27/2004 | WD | Q | I | | 186,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: ROTEN DANNY & LINDA | | | | | | |
| 1144/0797 | 6/11/2003 | WD | U | V | 19 | 59,800 |
| GRANTOR: ARNOLD RIDGE INVESTME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W16 FOP=[YR=2004] N8 W22 S8 E3 N2 E8 S2 E11$
W11 N2 W8 S2 W18 S36 FGR=[YR=2004] S22 E21 N22 W21$ E31
FOP=[YR=2004] S3 E9 N3 W1 N4 W6 S4 W2$ E2 N4 E6 S4 E14 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 | 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 | 1,136.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 83 | 3,772 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 12 | 240.00 | SF | 30.00 | 30.00 | 100 | 2004 | 2004 | 3 | 21 | 1,512 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 560.00 | SF | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 89 | 3,240 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,569

| 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