

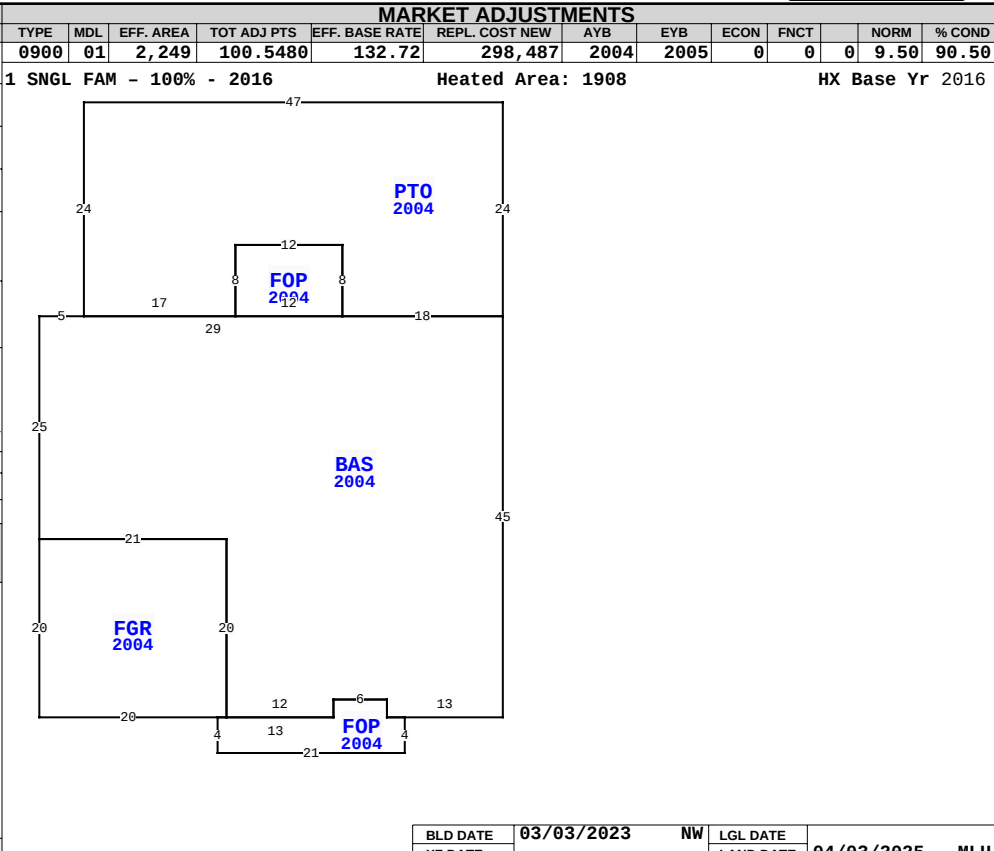


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,908	100	2004	1,908	229,173
FGR	420	55	2004	231	27,745
FOP	96	30	2004	29	3,483
FOP	96	30	2004	29	3,483
PTO	1,032	5	2004	52	6,245
TOTALS	3,552			2,249	270,131

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0812	CONCRETE C
3	0911	SCRN RM A



97314 CASTLE RIDGE DR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE	
	XF DATE	LAND DATE	04/03/2025 MLU
	INC DATE	AG DATE	

LAND DESCRIPTION										TOTAL OB/XF										11,494	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
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	1				
REVIEW DATE		04/23/2019		BY		KWA		Total Acres: 0.00		Total Land Value: 125,000				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										270,131				
TOTAL MARKET OB/XF VALUE										11,494				
TOTAL LAND VALUE - MARKET										125,000				
TOTAL MARKET VALUE										406,625				
SOH/AGL Deduction										185,631				
ASSESSED VALUE										220,994				
TOTAL EXEMPTION VALUE										50,722				
BASE TAXABLE VALUE										170,272				
TOTAL JUST VALUE										406,625				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										343,940				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107221	3 WINDOWS	8,174	06/03/2021
B2004153	REPAIR/RRF	0	06/01/2020
B0514334	REMODEL	5,280	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2555/0772	4/13/2022	LE	U	I	11	100	
GRANTOR:BAZINET ROGER R & HAZ							
GRANTEE:BAZINET BRIAN A							
2003/1086	9/15/2015	WD	Q	I	02	220,000	
GRANTOR:WILKES THOMAS H & BAR							
GRANTEE:BAZINET ROGER R & H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2004] W47 S24 BAS=[YR=2004] W5 S25 FGR=[YR=2004] S20 E20 FOP=[YR=2004] S4 E21 N4 W2 N2 W6 S2 W13\$ E1 N20 W21 \$ E21 S20 E12 N2 E6 S2 E13 N45 W18 FOP=[YR=2004] N8 W12 S8 E12\$ W29 \$ E17 N8 E12 S8 E18 N24\$.									