LOT 26
ARNOLD RIDGE PB 6/251

STORY KIRA R/PECTOL BRYCE
97340 CASTLE RIDGE DR
YULEE, FL 32097

2025

43-3N-28-082A-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

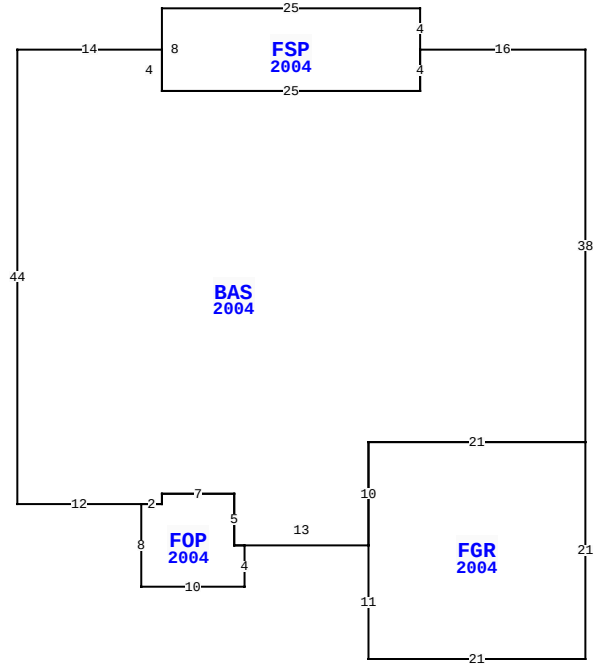
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,239	100	2004	2,239	279,215
FGR	441	55	2004	243	30,303
FOP	83	30	2004	25	3,118
FSP	200	40	2004	80	9,977
TOTALS	2,963			2,587	322,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,587	104.3328	137.72	356,282	2004	2006	0	0	0	9.45	90.55

1 SNGL FAM – 100% - 2022 Heated Area: 2239 HX Base Yr 2022



97340 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		322,613
TOTAL MARKET OB/XF VALUE		7,109
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		454,722
SOH/AGL Deduction		135,287
ASSESSED VALUE		319,435
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,713
TOTAL JUST VALUE		454,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2009907	REPAIR/RRF	20,385	11/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/1523	8/06/2021	WD	Q	I	01	440,000
GRANTOR: YORK JOHN & MARGARET						
GRANTEE: STORY KIRA R & BRYC						
1984/0996	6/02/2015	SW	Q	I	01	232,000
GRANTOR: FANNIE MAE						
GRANTEE: YORK JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 FSP=[YR=2004] N4 W25 S8 E25 N4$ S4 W25 N4 W14 S44 E12 FOP=[YR=2004] S8 E10N4 W1 N5 W7 S1 W2$ E2 N1 E7 S5 E13 FGR=[YR=2004] S11 E21 N21 W21 S10$ N10 E21 N38$.

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	1,224.00	SF	4.00	4.00	100	2004	2004	3	83	4,064	

LAND DESCRIPTION

TOTAL OB/XF 7,109

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 04/25/2019 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS