LOT 28
IN OR 1300/476
ARNOLD RIDGE PB 6/251

EVATT WILLIAM E & ROSEMARIE T
97371 CASTLE RIDGE DRIVE
YULEE, FL 32097

2025

43-3N-28-082A-0028-0000

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

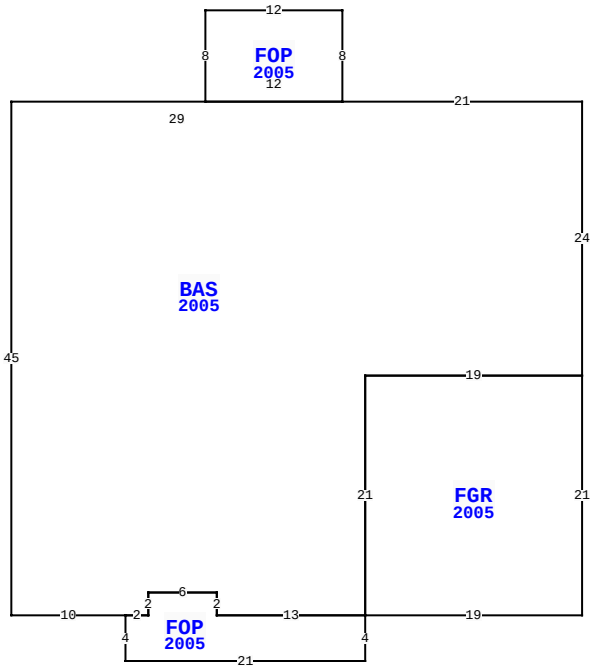
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	2005	1,839	224,546
FGR	399	55	2005	219	26,741
FOP	96	30	2005	29	3,541
FOP	96	30	2005	29	3,541
TOTALS	2,430			2,116	258,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,116	100.5480	132.72	280,836	2005	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2006 Heated Area: 1839 HX Base Yr 2006



97371 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		258,369
TOTAL MARKET OB/XF VALUE		9,595
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		392,964
SOH/AGL Deduction		216,326
ASSESSED VALUE		176,638
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,916
TOTAL JUST VALUE		392,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008590	REPAIR/RRF	0	10/01/2020
B13574	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/0476	3/07/2005	WD	Q	I		172,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: EVATT WILLIAM E & R						
1238/1673	6/17/2004	WD	U	V	19	157,100
GRANTOR: ARNOLD RIDGE INVESTME						
GRANTEE: SEDA CONSTRUCTION C						

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	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	857.00	SF	5.20	5.20	100	2005	2005	3	84	3,743	
3	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	100	2013	2013	3	55	2,772	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 FOP=[YR=2005] N8 W12 S8 E12$ W29 S45 E10
FOP=[YR=2005] S4 E21 N4 W13 N2 W6 S2 W2$ E2 N2 E6 S2 E13
FGR=[YR=2005] E19 N21 W19 S21$ N21 E19 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,595

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