LOT 29
IN OR 1807/265
ARNOLD RIDGE PB 6/251

THOMPSON JOHN K
97285 CASTLE RIDGE DR
YULEE, FL 32097

2025

43-3N-28-082A-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

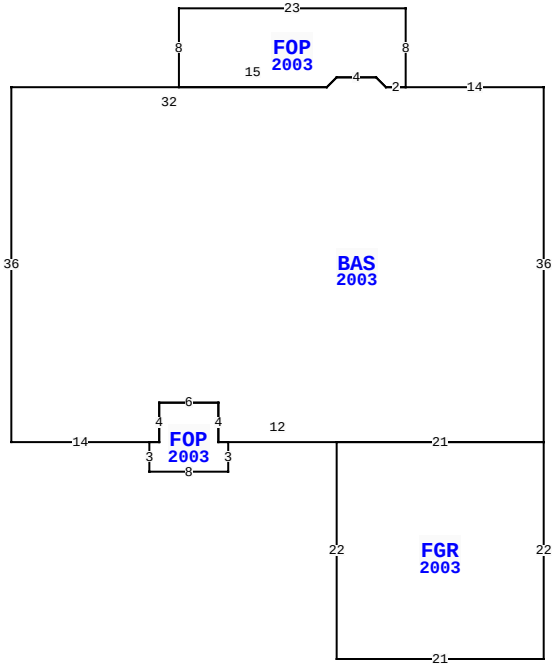
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,925	100	2003	1,925	244,545
FGR	462	55	2003	254	32,267
FOP	48	30	2003	14	1,778
FOP	179	30	2003	54	6,860
TOTALS	2,614			2,247	285,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,247	107.5305	141.94	318,939	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2013 Heated Area: 1925 HX Base Yr 2013



97285 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		285,450
TOTAL MARKET OB/XF VALUE		6,625
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		417,075
SOH/AGL Deduction		229,773
ASSESSED VALUE		187,302
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,580
TOTAL JUST VALUE		417,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310844	NEW CONSTR	144,544	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1807/0265	8/10/2012	WD	Q	I	02	199,500
GRANTOR: SEARCY STEVE D & BETT						
GRANTEE: THOMPSON JOHN K						
1157/1805	7/30/2003	WD	Q	I		167,500
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: SEARCY STEVE D & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FOP=[YR=2003] N8 W23 S8 E15 R1 U1 E4 R1 D1 E2$ W2 U1 L1 W4 L1 D1 W32 S36 E14 FOP=[YR=2003] S3 E8 N3 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E12 FGR=[YR=2003] S22 E21 N22 W21$ E21 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	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,102.00	SF	4.00	4.00	100	2003	2003	3	82	3,615	

LAND DESCRIPTION

TOTAL OB/XF 6,625

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