LOT 30
ARNOLD RIDGE PB 6/251

OSBORNE HAROLD THEODORE & SUSAN ELAINE
97265 CASTLE RIDGE DR
YULEE, FL 32097

2025

43-3N-28-082A-0030-0000

BUILDING CHARACTERISTICS

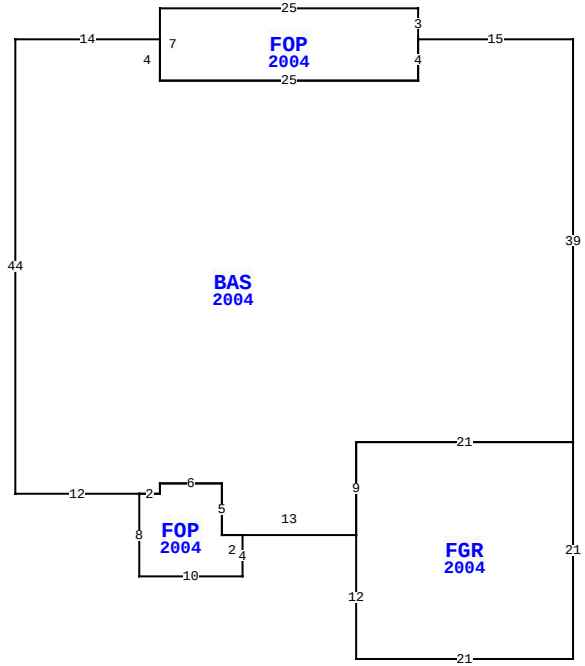
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,217	100	2004	2,217	257,015
FGR	441	55	2004	243	28,171
FOP	78	30	2004	23	2,667
FOP	175	30	2004	52	6,028
TOTALS	2,911			2,535	293,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,535	97.5840	128.81	326,533	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2025 Heated Area: 2217 HX Base Yr 2025



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

97265 CASTLE RIDGE DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		384,268
TOTAL MARKET OB/XF VALUE		26,312
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		535,580
SOH/AGL Deduction		27,862
ASSESSED VALUE		507,718
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		456,996
TOTAL JUST VALUE		535,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006436	ADDITION	101,952	04/25/2022
B0311561	NEW CONSTR	164,967	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/754	6/30/2025	WD	Q	I	01	139,500
GRANTOR: OSBORNE JOSEPH RYAN &						
GRANTEE: OSBORNE HAROLD THEO						
2619/1915	2/17/2023	DG	U	I	11	100
GRANTOR: OSBORNE SUSAN P & HAR						
GRANTEE: OSBORNE JOSEPH RYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 FOP=[YR=2004] N3 W25 S7 E25 N4$ S4 W25 N4 W14 S44 E12 FOP=[YR=2004] S8 E10 N4 W2 N5 W6 S1 W2$ E2 N1 E6 S5 E13 FGR=[YR=2004] S12 E21 N21 W21 S9$ N9 E21 N39 $.

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	1,485.00	SF	4.00	4.00	100	2004	2004	3	83	4,930	
3	0940	SHEDS/PORT	0	100	7	10	70.00	SF	30.00	30.00	100	2004	2004	3	21	441	
4	0910	SCRN RM L	0	100	26	39	1,014.00	SF	15.00	15.00	100	2004	2004	3	21	3,194	
5	0861	POOL GUNIT	0	100	0	0	406.00	SF	85.00	85.00	100	2004	2004	3	32	11,043	
6	0845	KOOL DECK	0	100	0	0	608.00	SF	7.25	7.25	100	2004	2004	3	83	3,659	

LAND DESCRIPTION

TOTAL OB/XF 26,312

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 11/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

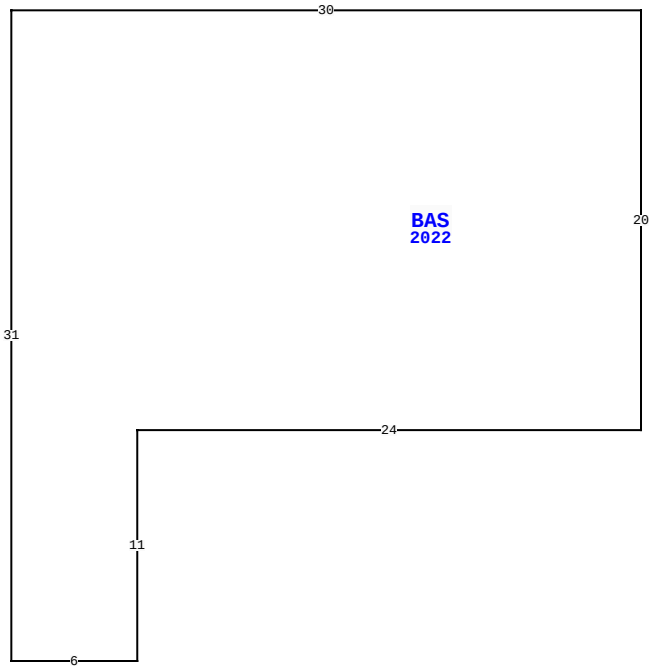
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4033.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	666	100	2022	666	90,388
TOTALS	666			666	90,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	666	136.4000	136.40	90,842	2022	2022	0	0	0	0.50	99.50

2 SINGLE FAM – 0% - 2025 Heated Area: 666 HX Base Yr 2025



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2619/1915	2/17/2023	DG	U	I	11	100
GRANTOR: OSBORNE SUSAN P & HAR						
GRANTEE: OSBORNE JOSEPH RYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S31 E6 N11 E24 N20 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS