

GIOVANNONI PATRICK & BRITTANY JEAN
97239 CASTLE RIDGE DR
YULEE, FL 32097

43-3N-28-082A-0032-0000



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

1603

WD FR STUC 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1408

CARPET 70
SHT VINYL 30

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2 100
WOOD FRAME 100

Stories
Units
Occupancy

1.00

1. 100
0 100
NONE 100

Quality

02

Quality Level 02

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA04

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

220,885

FGR

399

55

2005

219

26,305

FOP

96

30

2005

29

3,483

PTO

96

5

2005

5

601

TOTALS

2,430

2,092

251,273

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

1

0811

CONCRETE B

0100

00

879.00

SF

5.20

5.20

100

2005

2005

3

84

3,839

LAND DESCRIPTION

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

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

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

090001

2,092

100.5480

132.72

277,650

2005

2005

0

0

9.50

90.50

1 SNGL FAM - 100% - 2017

Heated Area: 1839

HX Base Yr 2017

BLD DATE

XF DATE

INC DATE

03/03/2023

NW

LGL DATE

LAND DATE

AG DATE

04/03/2025

MLU

TOTAL OB/XF

3,839

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

251,2733,839125,000380,112176,305203,80750,722153,085380,1120318,191

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U V I RSN CD

SALE PRICE

2087/072812/05/2016WDQI01230,000

GRANTOR: LENDERS COMMERCIAL FI

GRANTEE: GIOVANNONI PATRICK

2038/14283/11/2016SWUI12150,000

GRANTOR: WELLS FARGO BANK N A

GRANTEE: LENDERS COMMERCIAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 PTO=[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\$.