LOT 33
IN OR 1916/755
ARNOLD RIDGE PB 6/251

HODGES JASON J & SHAWNA R
97225 CASTLE RIDGE DRIVE
YULEE, FL 32097

2025

43-3N-28-082A-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

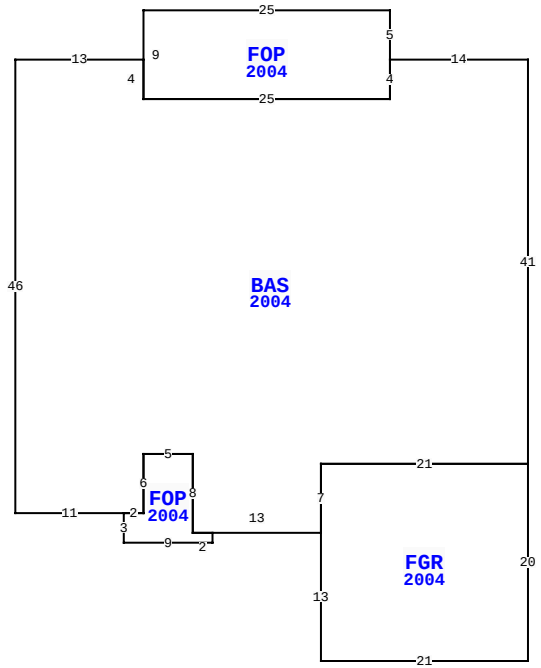
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,183	100	2004	2,183	275,671
FGR	420	55	2004	231	29,171
FOP	53	30	2004	16	2,020
FOP	225	30	2004	68	8,587
TOTALS	2,881			2,498	315,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,498	103.4208	136.52	341,027	2004	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2015 Heated Area: 2183 HX Base Yr 2015



97225 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		315,450
TOTAL MARKET OB/XF VALUE		47,145
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		487,595
SOH/AGL Deduction		230,590
ASSESSED VALUE		257,005
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		201,283
TOTAL JUST VALUE		487,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001657	SCRN ENCLSR	4,311	01/28/2022
B2113957	FIBERGLASS POOL	50,000	10/12/2021
R2105112	ROOF	25,000	04/23/2021
B2007431	(14) WINDOWS	9,608	10/01/2020
B0413102	NEW CONSTR	157,545	07/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1916/0755	4/30/2014	WD	Q	I	01	205,000
GRANTOR: COLLINS MARK						
GRANTEE: HODGES JASON J & SH						
1627/1516	6/18/2009	QC	U	I	19	100
GRANTOR: COLLINS SHARON						
GRANTEE: COLLINS MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FOP=[YR=2004] N5 W25 S9 E25 N4$ S4 W25 N4 W13 S46 E11 FOP=[YR=2004] S3 E9 N1 W2 N8 W5 S6 W2$ E2 N6 E5 S8 E13 FGR=[YR=2004] S13 E21 N20 W21 S7$ N7 E21 N41 $.

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	1,549.00	SF	4.00	4.00	100	2004	2004	3	83	5,143	
3	0866	POOL FIBER	0	100	0	0	418.00	SF	72.00	72.00	100	2021	2021	3	90	27,086	
4	0855	CONC PAVER	0	100	0	0	386.00	SF	10.00	10.00	100	2021	2021	3	99	3,821	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
6	0911	SCRN RM A	0	100	0	0	384.00	SF	17.50	17.50	100	2022	2022	3	93	6,250	

LAND DESCRIPTION

TOTAL OB/XF 47,145

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 07/01/2022 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS