LOT 34
ARNOLD RIDGE PB 6/251

ROMANOWIZ ALICIA & CHELSEA
97201 CASTLE RIDGE DRIVE
YULEE, FL 32097

2025

43-3N-28-082A-0034-0000

BUILDING CHARACTERISTICS

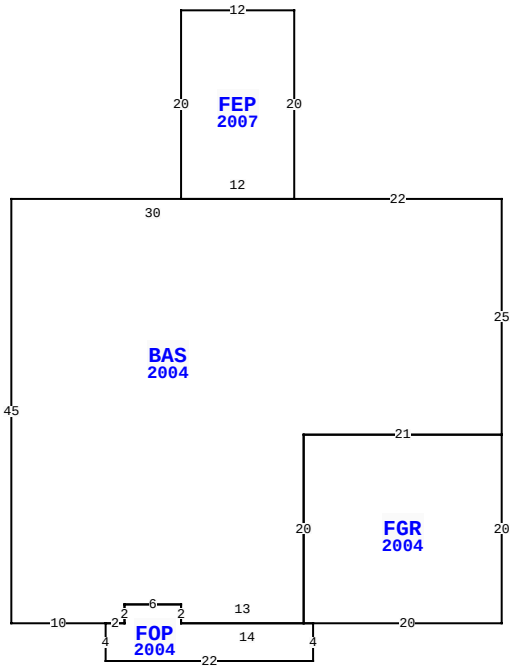
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,908	100	2004	1,908	227,907
FEP	240	80	2007	192	22,934
FGR	420	55	2004	231	27,592
FOP	100	30	2004	30	3,584
TOTALS	2,668			2,361	282,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,361	100.5480	132.72	313,352	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2025 Heated Area: 1908 HX Base Yr 2025



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

97201 CASTLE RIDGE DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,017
TOTAL MARKET OB/XF VALUE		39,109
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		446,126
SOH/AGL Deduction		115,443
ASSESSED VALUE		330,683
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		274,961
TOTAL JUST VALUE		446,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25249	ADDITION	12,368	10/01/2011
B20198	ADDITION	9,863	07/01/2007
B20072	SWIM POOL	48,780	06/01/2007
E14833	ELEC OTHER	920	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2732/279	8/15/2024	WD	Q	I	01	550,000
GRANTOR: WEST ANTHONY W SR & K						
GRANTEE: ROMANOWIZ ALICIA &						
2468/1762	6/07/2021	WD	Q	I	01	384,900
GRANTOR: MCSHANE BARBARA J						
GRANTEE: WEST ANTHONY W SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W22 FEP=[YR=2007] N20 W12 S20 E12$ W30 S45 E10 FOP=[YR=2004] S4 E22 N4 FGR=[YR=2004] E20 N20 W21 S20E1$ W14 N2 W6 S2 W2$ E2 N2 E6 S2 E13 N20 E21 N25$.

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	0811	CONCRETE B	0	100	0	0	847.00	SF	5.20	5.20	100	2004	2004	3	83	3,656	
3	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2007	2007	3	44	19,149	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	27	540	
5	0845	KOOL DECK	0	100	0	0	542.00	SF	7.25	7.25	100	2007	2007	3	87	3,419	
6	0911	SCRN RM A	0	100	34	31	1,054.00	SF	17.50	17.50	100	2007	2007	3	27	4,980	
7	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	100	2011	2011	3	45	4,320	

LAND DESCRIPTION

TOTAL OB/XF 39,109

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 04/23/2019 BY KWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS