LOT 35
IN OR 1925/799
ARNOLD RIDGE PB 6/251

HOUTZ MICHAEL D & KAREN S
97185 CASTLE RIDGE DRIVE
YULEE, FL 32097

2025

43-3N-28-082A-0035-0000

BUILDING CHARACTERISTICS

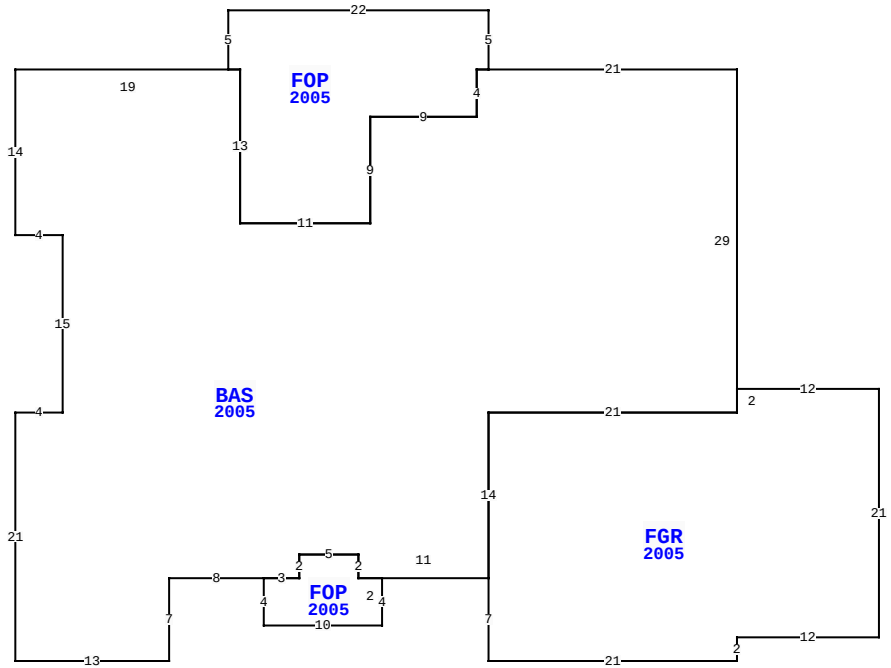
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,171	100	2005	2,171	248,323
FGR	693	55	2005	381	43,580
FOP	50	30	2005	15	1,716
FOP	289	30	2005	87	9,951
TOTALS	3,203			2,654	303,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,654	101.0496	133.39	354,017	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2015 Heated Area: 2171 HX Base Yr 2015



97185 CASTLE RIDGE DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,902
TOTAL MARKET OB/XF VALUE		29,571
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		466,473
SOH/AGL Deduction		197,097
ASSESSED VALUE		269,376
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		218,654
TOTAL JUST VALUE		466,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906021	REPAIR/RRF	13,000	07/01/2019
B1632958	GARAGE	18,076	08/01/2016
B20612	ADDITION	9,100	10/01/2007
B20233	SWIM POOL	29,900	07/01/2007
M09981	MECH OTHER	0	07/01/2005
B0515192	NEW CONSTR	161,503	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1925/0799	6/20/2014	WD	Q	I	02	247,000
GRANTOR: HUFFMAN MATTHEW & HEA						
GRANTEE: HOUTZ MICHAEL D & K						
1357/1138	10/10/2005	WD	Q	I		234,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HUFFMAN MATTHEW & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 FOP=[YR=2005] N5 W22 S5 E1 S13 E11 N9 E9 N4 E1$ W1 S4 W9 S9 W11 N13 W19 S14 E4 S15 W4 S21 E13 N7 E8
FOP=[YR=2005] S4 E10 N4 W2 N2 W5 S2 W3$ E3 N2 E5 S2 E11
FGR=[YR=2005] S7 E21 N2 E12 N21 W12 S2 W21 S14$ N14 E21 N29$
.

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	0812	CONCRETE C	0	100	0	0	1,283.00	SF	4.00	4.00	100	2005	2005	3	84	4,311	
2	0911	SCRN RM A	0	100	0	0	864.00	SF	17.50	17.50	100	2007	2007	3	27	4,082	
3	0861	POOL GUNIT	0	100	0	0	476.00	SF	85.00	85.00	100	2007	2007	3	44	17,802	
4	0855	CONC PAVER	0	100	0	0	388.00	SF	10.00	10.00	100	2007	2007	3	87	3,376	

LAND DESCRIPTION

TOTAL OB/XF 29,571

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

LOT 35
IN OR 1925/799
ARNOLD RIDGE PB 6/251

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YULEE, FL 32097

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

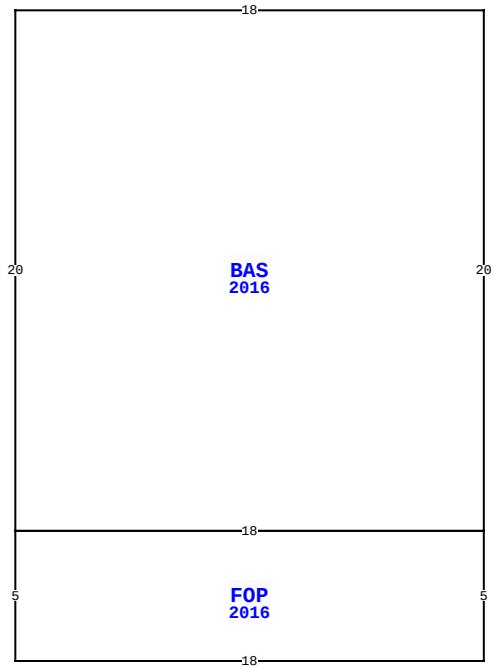
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2016	360	7,750
FOP	90	30	2016	27	581
TOTALS	450			387	8,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	387	63.2500	23.40	9,056	2016	2016	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2015 Heated Area: 360 HX Base Yr 2015



97185 CASTLE RIDGE DR, YULEE

BLD DATE	03/03/2023	NW	LGL DATE	
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TOTAL JUST VALUE		466,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0515001	ELEC OTHER	2,000	05/01/2005
R0507607	REPAIR/RRF	2,800	05/01/2005
B0515192	NEW CONSTR	161,503	05/01/2005
P0509490	OTHER	0	05/01/2005
WE00365	OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: HUFFMAN MATTHEW & HEA						
GRANTEE: HOUTZ MICHAEL D & K						
1357/1138	10/10/2005	WD	Q	I		234,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HUFFMAN MATTHEW & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W18 S20 FOP=[YR=2016] S5 E18 N5 W18$ E18 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 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