



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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	1,940	100	2004	1,940	232,577
FGR	462	55	2004	254	30,451
FOP	47	30	2004	14	1,678
FOP	160	30	2004	48	5,755
TOTALS	2,609			2,256	270,461

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,130.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	13	8	104.00	SF	6.50	6.50	
4	0866	POOL FIBER	0	100	24	12	288.00	SF	72.00	72.00	
5	0845	KOOL DECK	0	100	0	0	482.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,256	101.4790	133.95	302,191	2004	2004	0	0	10.50	89.50
1 SNGL FAM - 100% - 2025 Heated Area: 1940 HX Base Yr											
97107 CASTLE RIDGE DR, YULEE											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		270,461	
TOTAL MARKET OB/XF VALUE		29,588	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		425,049	
SOH/AGL Deduction		0	
ASSESSED VALUE		425,049	
TOTAL EXEMPTION VALUE		13	425,049
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		425,049	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,904	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006503	NW RES SCN	21,700	06/16/2025
B230005612	POOL ENCL 36X23.5	10,000	04/28/2023
B2108860	SWIM POOL	19,850	07/07/2021
B0311618	NEW CONSTR	142,514	08/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2670/744	9/21/2023	QC	U	I	11
GRANTOR: FORE JILL MARIE					
GRANTEE: FORE MATTHEW CRAIG					
2305/0602	9/20/2019	WD	Q	I	02
GRANTOR: GRIFFITHS PAUL F & EL					
GRANTEE: FORE MATTHEW CRAIG					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W14 FOP=[YR=2004] N8 W22 S8 E9 U2 R2 E6 D2 R2 E3\$ W3 U2 L2 W6 L2 D2 W27 S36 E14 FOP=[YR=2004] S3 E9 N3 W2 N4 W5 S4 W2\$ E2 N4 E5 S4 E12 FGR=[YR=2004] S22 E21 N22 W21\$ E21 N36\$.											