LOT 40
IN OR 1893/1955
ARNOLD RIDGE PB 6/251

SUPERNOR KENNETH H II
97089 CASTLE RIDGE DR
YULEE, FL 32097

2025

43-3N-28-082A-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

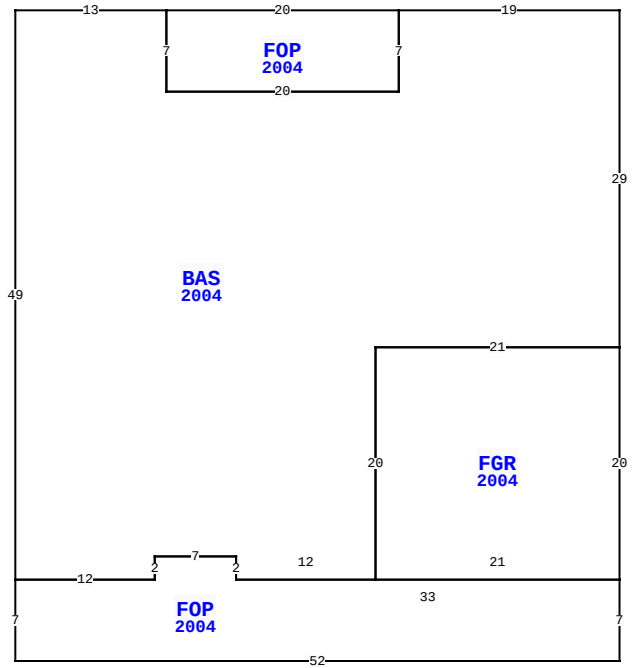
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,974	100	2004	1,974	229,889
FGR	420	55	2004	231	26,902
FOP	140	30	2004	42	4,892
FOP	378	30	2004	113	13,160
TOTALS	2,912			2,360	274,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,360	97.7550	129.04	304,534	2004	2004	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2014 Heated Area: 1974 HX Base Yr 2014



97089 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		298,139
TOTAL MARKET OB/XF VALUE		45,303
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		468,442
SOH/AGL Deduction		198,025
ASSESSED VALUE		270,417
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		219,695
TOTAL JUST VALUE		468,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008699	1200 SF STRG	79,776	07/07/2023
B1631744	SCRNENCL	6,125	02/01/2016
B1531528	SWIM POOL	0	12/08/2015
B0311594	NEW CONSTR	146,812	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1893/1955	12/13/2013	WD	Q	I	01	165,000
GRANTOR: MICKEY RONNE G & GLEN						
GRANTEE: SUPERNOR KENNETH H						
1365/0731	11/07/2005	WD	U	I	07	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MICKEY RONNE & GLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W19 FOP=[YR=2004] W20 S7 E20 N7$ S7 W20 N7 W13 S49 FOP=[YR=2004] S7 E52 N7 FGR=[YR=2004] N20 W21 S20 E21$ W33 N2 W7 S2 W12$ E12 N2 E7 S2 E12 N20 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	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	1,257.00	SF	5.20	5.20	100	2004	2004	3	83	5,425	
3	0861	POOL GUNIT	0	100	24	14	336.00	SF	85.00	85.00	100	2016	2016	3	78	22,277	
4	0855	CONC PAVER	0	100	0	0	480.00	SF	10.00	10.00	100	2016	2016	3	95	4,560	
5	0911	SCRN RM A	0	100	34	24	816.00	SF	17.50	17.50	100	2016	2016	3	70	9,996	

LAND DESCRIPTION

TOTAL OB/XF 45,303

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		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 11/07/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Floo	03	CONC FINSH 100
Frame	05	STEEL 100
Quality	03	Quality Level 03

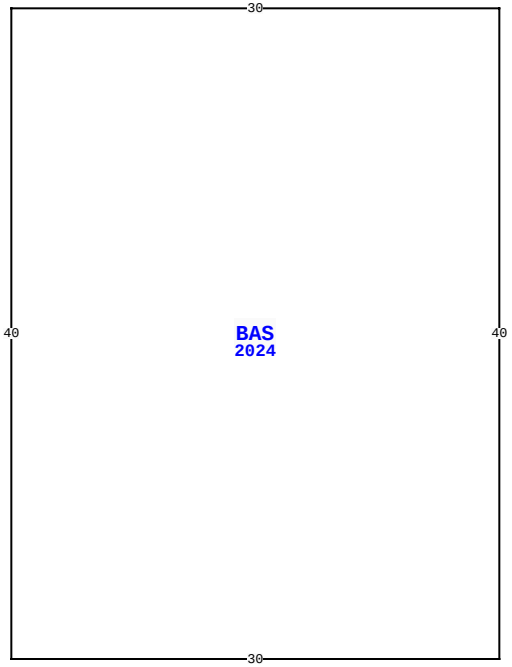
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4033.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	23,297
TOTALS	1,200			1,200	23,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	53.0000	19.61	23,532	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1200 HX Base Yr 2014



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1365/0731	11/07/2005	WD	U	I	07	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MICKEY RONNE & GLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W30 S40 E30 N40 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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