LOT 41
ARNOLD RIDGE PB 6/251

RHODEN JOSEPH N & ONDREA N
97071 CASTLE RIDGE DR
YULEE, FL 32097

2025

43-3N-28-082A-0041-0000

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

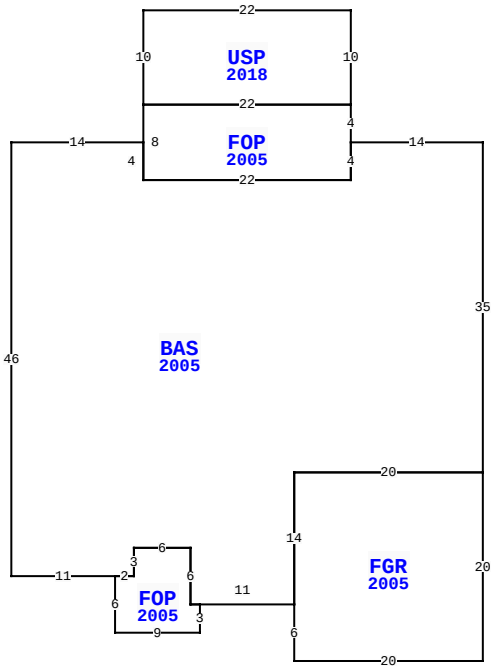
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,007	100	2005	2,007	244,642
FGR	400	55	2005	220	26,817
FOP	69	30	2005	21	2,559
FOP	176	30	2005	53	6,461
USP	220	30	2018	66	8,045
TOTALS	2,872			2,367	288,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,367	102.0376	134.69	318,811	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2021 Heated Area: 2007 HX Base Yr 2021



97071 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		288,524
TOTAL MARKET OB/XF VALUE		10,539
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		424,063
SOH/AGL Deduction		238,604
ASSESSED VALUE		185,459
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,737
TOTAL JUST VALUE		424,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005350	NEW RES AC	37,734	05/16/2025
B13570	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2370/1457	6/15/2020	WD	Q	I	01	280,000
GRANTOR: ALLGOOD PAUL D						
GRANTEE: RHODEN JOSEPH N & O						
2074/1143	9/27/2016	WD	Q	I	01	245,000
GRANTOR: ELLIS HELEN M						
GRANTEE: ALLGOOD PAUL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FOP=[YR=2005] N4 USP=[YR=2018] N10 W22 S10E22$ W22 S8 E22 N4$ S4 W22 N4 W14 S46 E11 FOP=[YR=2005] S6 E9 N3 W1 N6 W6 S3 W2$ E2 N3 E6 S6 E11 FGR=[YR=2005] S6E20 N20 W20 S14$ N14 E20 N35$.

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	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	2,220.00	SF	4.00	4.00	100	2005	2005	3	84	7,459	

LAND DESCRIPTION

TOTAL OB/XF 10,539

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS