LOT 43
ARNOLD RIDGE PB 6/251

SHAYNE GORDON N & SHERRY M
97037 CASTLE RIDGE DR
YULEE, FL 32097

2025

43-3N-28-082A-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

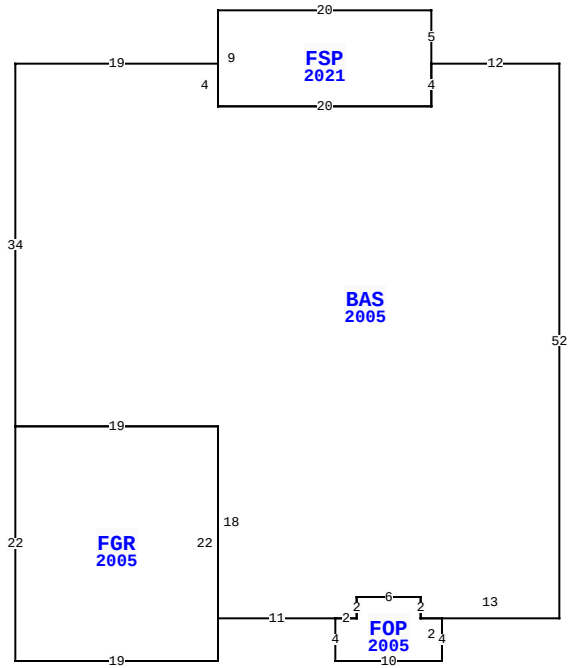
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,218	100	2005	2,218	271,365
FGR	418	55	2005	230	28,140
FOP	52	30	2005	16	1,958
FSP	180	40	2021	72	8,809
TOTALS	2,868			2,536	310,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,536	102.4176	135.19	342,842	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2024 Heated Area: 2218 HX Base Yr 2024



97037 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		310,272
TOTAL MARKET OB/XF VALUE		51,267
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		486,539
SOH/AGL Deduction		91,232
ASSESSED VALUE		395,307
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		344,585
TOTAL JUST VALUE		486,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006289	SCRN ENCL	39,000	05/15/2023
B0515953	SWIM POOL	28,500	01/01/2005
B13760	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/0348	2/28/2023	WD	Q	I	01	452,500
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: SHAYNE GORDON N & S						
2608/1022	12/14/2022	WD	U	I	37	401,300
GRANTOR: RICHARDSON JOSEPH & J						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 FSP=[YR=2021] N5 W20 S9 E20 N4$ S4 W20 N4 W19 S34 FGR=[YR=2005] S22 E19 N22 W19$ E19 S18 E11 FOP=[YR=2005] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E13 N52$.

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	0811	CONCRETE B	0	100	0	0	812.00	SF	5.20	5.20	100	2005	2005	3	84	3,547	
3	0861	POOL GUNIT	0	100	0	0	286.00	SF	85.00	85.00	100	2005	2005	3	36	8,752	
4	0845	KOOL DECK	0	100	0	0	554.00	SF	7.25	7.25	100	2005	2005	3	84	3,374	
5	0912	SCRN RM G	1	100	0	0	1,676.00	SF	20.00	20.00	100	2024	2023		97	32,514	

LAND DESCRIPTION

TOTAL OB/XF 51,267

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