

LOT 45
IN OR 1328/1616
ARNOLD RIDGE PB 6/251

BENTON STACEY
97021 ARNOLD RIDGE DRIVE
YULEE, FL 32097

2025

43-3N-28-082A-0045-0000



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 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	2,189	100	2005	2,189	255,178
FGR	400	55	2005	220	25,646
FOP	54	30	2005	16	1,865
FOP	304	30	2005	91	10,608
TOTALS	2,947			2,516	293,298

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	777.00	SF	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,516	97.5840	128.81	324,086	2005	2005	0	0	9.50	90.50
1 SNGL FAM - 100% - 2006 Heated Area: 2189 HX Base Yr 2006											
97021 ARNOLD RIDGE DR, YULEE											

TOTAL OB/XF									
6,474									

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		293,298	
TOTAL MARKET OB/XF VALUE		6,474	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		424,772	
SOH/AGL Deduction		230,512	
ASSESSED VALUE		194,260	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		143,538	
TOTAL JUST VALUE		424,772	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		360,871	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14080	NEW CONSTR	0	12/01/2004
P0408752	OTHER	0	12/01/2004
M0409083	H/AC	0	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1328/1616	6/27/2005	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE 231,900
GRANTEE: BENTON STACEY					
1238/1673	6/17/2004	WD	U	V	19
GRANTOR: ARNOLD RIDGE INVESTME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W17 FOP=[YR=2005] N5 W32 S10 E20 N2 E8 S2 E4 N5\$ S5 W4 N2 W8 S2 W20 N5 W12 S39 E12 S2 E10 FOP=[YR=2005] S3 E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E11 FGR=[YR=2005] S14 E20 N20 W20 S6\$ N6 E20 N35\$.									