LOT 6
L/E OR 1802/439
ARNOLD RIDGE PB 6/251

DAVIS-KNAPP REVOC TRUST/DAVIS RICHARD M TRUSTEE
97137 ARNOLD RIDGE DR
YULEE, FL 32097

2026

43-3N-28-082A-0006-0000

BUILDING CHARACTERISTICS

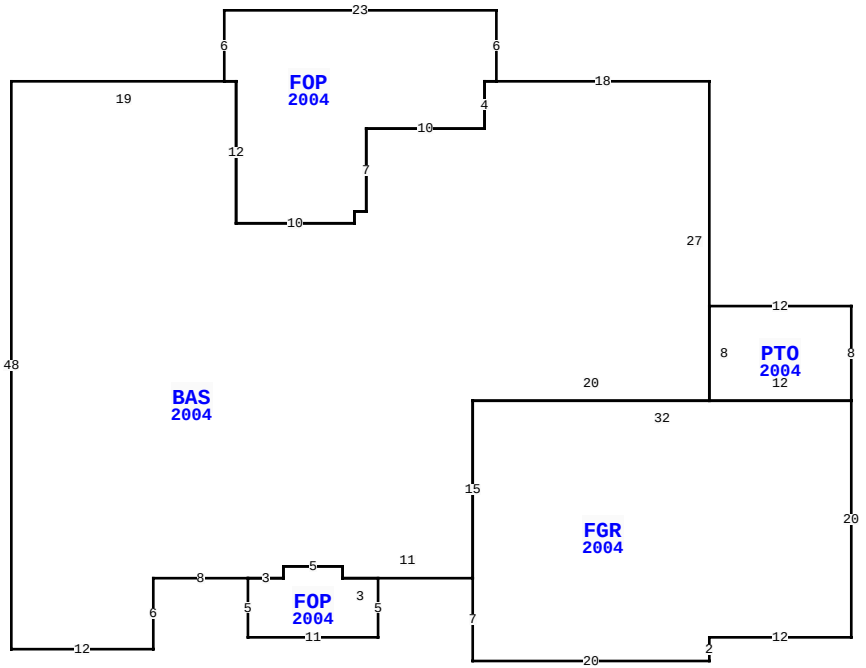
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,074	100	2004	2,074	220,223
FGR	680	55	2004	374	39,712
FOP	60	30	2004	18	1,912
FOP	309	30	2004	93	9,875
PTO	96	5	2004	5	531
TOTALS	3,219			2,564	272,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,564	112.9920	118.64	304,193	2004	2004	0	0	0	10.50	89.50

1 SINGLE FAM 100% - 2012 Heated Area: 2074 HX Base Yr 2012



97137 ARNOLD RIDGE DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	272,253
TOTAL MARKET OB/XF VALUE	49,017
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	446,270
SOH/AGL Deduction	220,436
ASSESSED VALUE	225,834
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	174,423
TOTAL JUST VALUE	446,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	445,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412591	FOUNDATION	4,958	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1802/0439	5/24/2012	WD	U	I	11	100
GRANTOR: DAVIS RICHARD M & VED						
GRANTEE: DAVIS RICHARD M & V						
1796/1624	5/24/2012	WD	U	I	30	100
GRANTOR: DAVIS RICHARD M & VED						
GRANTEE: DAVIS RICHARD M & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2004] N6 W23 S6 E1 S12 E10 N1 E1 N7 E10 N4 E1$ W1 S4 W10 S7 W1 S1 W10 N12 W19 S48 E12 N6 E8
FOP=[YR=2004] S5 E11 N5 W3 N1 W5 S1 W3$ E3 N1 E5 S1 E11
FGR=[YR=2004] S7 E20 N2 E12 N20 PTO=[YR=2004] N8 W12 S8 E12$ W32 S15 $ N15 E20 N27$.

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	86	3,010	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500	
6	0910	SCRN RM L	0	100	0	0	1,009.00	SF	15.00	15.00	100	2004	2004	3	20	3,027	
7	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2004	2004	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 49,017

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS