



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 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
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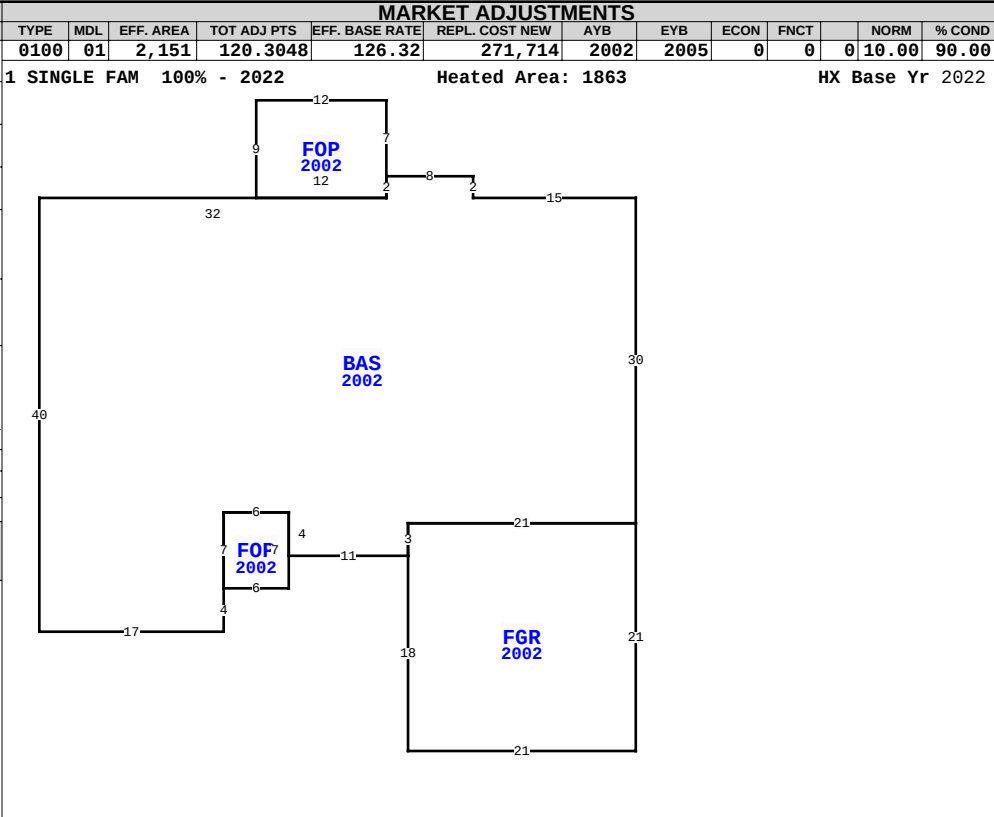
NEIGHBORHOOD/LOC	4033.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100	2002	1,863	211,801
FGR	441	55	2002	243	27,626
FOP	42	30	2002	13	1,478
FOP	108	30	2002	32	3,638
TOTALS	2,454			2,151	244,543

EXTRA FEATURES		
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L N	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	2002	2002	3	84	2,940	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	
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97087 ARNOLD RIDGE DR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	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		244,543	
TOTAL MARKET OB/XF VALUE		2,940	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		372,483	
SOH/AGL Deduction		41,461	
ASSESSED VALUE		331,022	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		279,611	
TOTAL JUST VALUE		372,483	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		399,097	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2000956	REPAIR/RRF	23,000	02/01/2020
B0210230	NEW CONSTR	142,732	09/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2513/1488	11/04/2021	WD	Q	I	02	365,000
GRANTOR: LEMOINE JOSEPH BRADLE						
GRANTEE: DAY CHRISTINA & GRE						
1970/0621	3/24/2015	QC	U	I	11	100
GRANTOR: LEMOINE LISA A						
GRANTEE: LEMOINE JOSEPH BRAD						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2002]	W15 N2 W8 FOP=[YR=2002]	N7 W12 S9 E12 N2 \$ S2
W32 S40 E17 N4	FOP=[YR=2002]	E6 N7 W6 S7 \$ N7 E6 S4 E11
FGR=[YR=2002]	S18 E21 N21 W21 S3 \$ N3 E21 N30 \$.	