

LOT 9
IN OR 2296/65
ARNOLD RIDGE PB 6/251

DASH FREDERICK R
97064 CASTLE RIDGE DR
YULEE, FL 32097

2026

43-3N-28-082A-0009-0000



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	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	

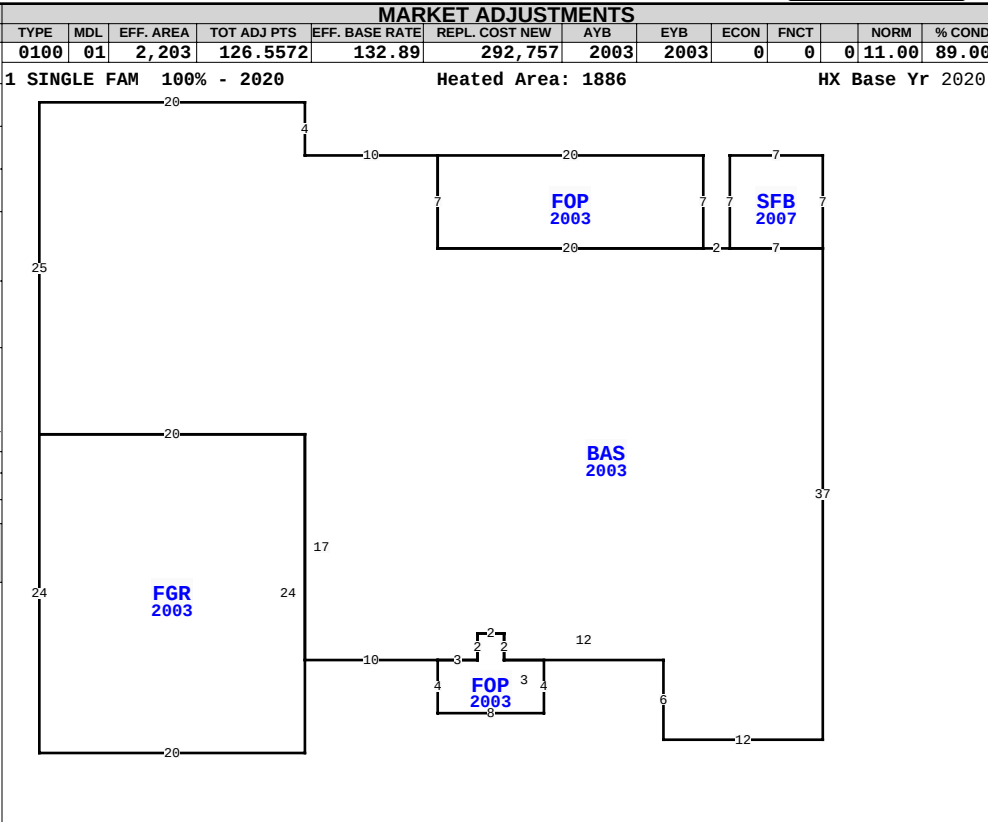
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,847	100	2003	1,847	218,449
FGR	480	55	2003	264	31,224
FOP	36	30	2003	11	1,301
FOP	140	30	2003	42	4,967
SFB	49	80	2007	39	4,613

TOTALS	2,552			2,203	260,554
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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
3	0910	SCRN RM L	0	100	30	20	600.00	SF	15.00
4	0860	POOL/SPA	0	100	15	0	1.00	UT	50,000.00
6	0940	SHEDS/PORT	0	100	15	13	195.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00

REVIEW DATE	04/19/2023	BY	DJ
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ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2003	2003	3	85	2,975	
100	2006	2006	3	22	1,980	
100	2006	2006	04	85	42,500	
100	2006	2006	3	22	1,287	

TOTAL OB/XF									
48,742									

Total Acres: 0.00	Total Land Value: 125,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					298,010				
TOTAL MARKET OB/XF VALUE					48,742				
TOTAL LAND VALUE - MARKET					125,000				
TOTAL MARKET VALUE					471,752				
SOH/AGL Deduction					143,566				
ASSESSED VALUE					328,186				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					276,775				
TOTAL JUST VALUE					471,752				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					481,420				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017786	GARAGE	132,960	12/02/2022
B1802795	(2) DOORS	4,603	04/01/2018
M1217704	H/AC	0	10/01/2012
R10935	REPAIR/RRF	100	12/01/2007
B20644	ADDITION	29,943	10/01/2007
R09498	REPAIR/RRF	300	07/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2296/0065	8/01/2019	WD	Q	I	01	305,000	
GRANTOR: ROBLED0 AMANDA E & JO							
GRANTEE: DASH FREDERICK R							
1985/0727	6/10/2015	WD	Q	I	02	249,000	
GRANTOR: MUNNS RICHARD F & DOR							
GRANTEE: ROBLED0 AMANDA E &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
SFB=[YR=2007] W7 S7 BAS=[YR=2003] W2 FOP=[YR=2003] N7 W20 S7 E20\$ W20 N7 W10 N4 W20 S25 FGR=[YR=2003] S24 E20 N24 W20\$ E20 S17 E10FOP=[YR=2003] S4 E8 N4 W3 N2 W2 S2 W3\$ E3 N2 E2 S2 E12 S6 E12 N37 W7\$ E7 N7\$.									

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