



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 60
Interior Floor	08	SHT VINYL 40
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	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	2,164	100	2004	2,164	229,780
FGR	400	55	2004	220	23,360
FOP	54	30	2004	16	1,699
FOP	308	30	2004	92	9,769
TOTALS	2,926			2,492	264,608

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
4	0910	SCRN RM L	0	100	0	0	607.00	SF	15.00
6	0940	SHEDS/PORT	0	100	0	0	192.00	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		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,492	112.9920	118.64	295,651	2004	2004	0	0	0	10.50	89.50
1 SINGLE FAM 100% - 2005 Heated Area: 2164 HX Base Yr 2005												
97088 CASTLE RIDGE DR, YULEE												
BLD DATE 03/03/2023 NW LGL DATE 04/03/2025 MLU												
XF DATE INC DATE												
AG DATE												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		264,608	
TOTAL MARKET OB/XF VALUE		48,483	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		438,091	
SOH/AGL Deduction		219,751	
ASSESSED VALUE		218,340	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		166,929	
TOTAL JUST VALUE		438,091	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		436,721	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2829/1360	11/18/2025	LE	U	I	11
GRANTOR: KEIGHTLEY EDWARD JAME					
GRANTEE: JOHNSON JOSEPH B					
2829/709	11/08/2025	QC	U	I	11
GRANTOR: KEIGHTLEY EDWARD J					
GRANTEE: KEIGHTLEY EDWARD JA					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004] W12 FOP=[YR=2004] N5 W32 S10 E6 N2 E6 S2 E20 N5\$ S5 W20 N2 W6 S2 W6 N5 W18 S34 FGR=[YR=2004] S20 E20 N20 W20\$ E20 S6 E10 FOP=[YR=2004] S3 E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E12 N2 E12 N38 \$.									

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		RSF-1	0.00	0.00	1.00