

LOT 11
IN OR 1228/615
ARNOLD RIDGE PB 6/251

LYNCH DAVID W
803 LYNDELL WAY
PANAMA CITY BCH, FL 32407

2026

43-3N-28-082A-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,582	100	2004	2,582	263,563
FGR	484	55	2004	266	27,153
FOP	38	30	2004	11	1,123
FSP	250	40	2004	100	10,208
PTO	150	5	2004	8	816
TOTALS	3,504			2,967	302,864

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0940	SHEDS/PORT	0	0	20	12	240.00	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	0		RSF-1	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,967	115.3944	121.16	359,482	2004	2004	0	0	0	15.75	84.25	
1 SINGLE FAM 0% - 0 Heated Area: 2582 HX Base Yr													

97056 CARPENTER RIDGE CT, YULEE									
BLD DATE		03/03/2023		NW		LGL DATE		04/03/2025	
XF DATE						LAND DATE		MLU	
INC DATE						AG DATE			

TOTAL OB/XF													
4,522													

Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		302,864	
TOTAL MARKET OB/XF VALUE		4,522	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		432,386	
SOH/AGL Deduction		6,945	
ASSESSED VALUE		425,441	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		425,441	
TOTAL JUST VALUE		432,386	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		465,867	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1228/0615	5/06/2004	WD	Q	I		222,700	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: LYNCH DAVID W							
1164/1648	8/22/2003	WD	U	V	19	32,800	
GRANTOR: ARNOLD RIDGE INVESTME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									

BUILDING DIMENSIONS
PTO=[YR=2004] W15 S4 FSP=[YR=2004] W25 S6 BAS=[YR=2004] W14 S50 E10 FOP=[YR=2004] S2 E10 N2 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E14 FGR=[YR=2004] S22 E22 N22 W22\$ E22 N50 W15 S4 W25 N4\$S4 E25 N10\$ S6 E15 N10\$.