

LOT 13
IN OR 1402/158
ARNOLD RIDGE PB 6/251

HALEY JEREMY & LANORE
97120 CASTLE RIDGE DRIVE
YULEE, FL 32097

2026

43-3N-28-082A-0013-0000



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 70
Interior Floo	08	SHT VINYL 30
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	2,366	100	2003	2,366	232,193
FGR	440	55	2003	242	23,749
FOP	78	30	2003	23	2,257
FOP	175	30	2003	52	5,104
TOTALS	3,059			2,683	263,303

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

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	2,683	111.9360	117.53	315,333	2003	2003	0	0	0	16.50	83.50	
1 SINGLE FAM 100% - 2008 Heated Area: 2366 HX Base Yr 2008													
97120 CASTLE RIDGE DR, YULEE													

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

TOTAL OB/XF													
2,975													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		263,303	
TOTAL MARKET OB/XF VALUE		2,975	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		391,278	
SOH/AGL Deduction		191,567	
ASSESSED VALUE		199,711	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		148,300	
TOTAL JUST VALUE		391,278	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		420,166	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310775	NEW CONSTR	165,007	01/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1402/0158	4/06/2006	WD	Q	I		291,500	
GRANTOR: COLSON JANICE S							
GRANTEE: HALEY JEREMY & LANO							
1154/1536	7/18/2003	WD	Q	I		188,900	
GRANTOR: SEDA CONSTRUCTION CO							
GRANTEE: SOLSON JANICE S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W14 FOP=[YR=2003] N3 W25 S7 E25 N4\$ S4 W25 N4 W16 S41 FGR=[YR=2003] S20 E22 N20 W22\$ E22 S9 E11 FOP=[YR=2003] S4 E10 N8 W2 N1 W6 S5 W2\$ E2 N5 E6 S1 E14 N46\$.									