

LOT 18
IN OR 1954/582
ARNOLD RIDGE PB 6/251

LEWIS WINSTON K & MENTORIA R
97070 CHIMNEY RIDGE COURT
YULEE, FL 32097

2026

43-3N-28-082A-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 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	2,239	100	2003	2,239	243,790
FEP	316	80	2008	253	27,548
FGR	441	55	2003	243	26,459
FOP	54	30	2003	16	1,743
FOP	96	30	2008	29	3,158
TOTALS	3,146			2,780	302,697

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
3	0940	SHEDS/PORT	0 100	14	12	168.00	SF	30.00	30.00
4	0681	POLE SHED	0 100	10	12	120.00	SF	15.00	15.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,780	118.4832	124.41	345,860	2003	2003	0	0	0 12.48	87.52	
1 SINGLE FAM 100% - 2025 Heated Area: 2239 HX Base Yr												
97070 CHIMNEY RIDGE CT, YULEE												

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
Tax Group: 4								STANDARD	
Tax Dist:									
BUILDING MARKET VALUE								313,592	
TOTAL MARKET OB/XF VALUE								5,020	
TOTAL LAND VALUE - MARKET								125,000	
TOTAL MARKET VALUE								443,612	
SOH/AGL Deduction								0	
ASSESSED VALUE								443,612	
TOTAL EXEMPTION VALUE								13	443,612
BASE TAXABLE VALUE								0	
TOTAL JUST VALUE								443,612	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								474,112	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708723	GARAGE	21,643	10/03/2017
B21140	REMODEL	17,400	02/01/2008
B0310962	NEW CONSTR	159,639	01/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1954/0582	12/29/2014	WD	Q	I	01	247,000	
GRANTOR: COLEMAN DONALD L & AN							
GRANTEE: LEWIS WINSTON K & M							
1170/1531	9/12/2003	WD	Q	I		190,500	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: COLEMAN DONALD L &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2008] W12 S3 FEP=[YR=2008] W33 S5 BAS=[YR=2003] W18 S34 FGR=[YR=2003] S21 E21 N21 W21\$ E21 S7 E10 FOP=[YR=2003] S3 E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E13 N2 E11 N39 W12 S5 W19 N2 W7 S2 W7 N5\$ S5 E7 N2 E7 S2 E19 N10\$ S5 E12 N8 \$.									

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1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00

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