

LOT 24
IN OR 1225/1246
ARNOLD RIDGE PB 6/251

ROTEN DANNY R & LINDA D
97268 CASTLE RIDGE DRIVE
YULEE, FL 32097

2026

43-3N-28-082A-0024-0000



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	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	1,900	100	2004	1,900	207,886
FGR	462	55	2004	254	27,792
FOP	51	30	2004	15	1,641
FOP	160	30	2004	48	5,252
TOTALS	2,573			2,217	242,570

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	0940	SHEDS/PORT	0	100	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	100	0003	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2005 Heated Area: 1900 HX Base Yr 2005

97268 CASTLE RIDGE DR, YULEE

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		242,570	
TOTAL MARKET OB/XF VALUE		4,450	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		372,020	
SOH/AGL Deduction		180,494	
ASSESSED VALUE		191,526	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		135,115	
TOTAL JUST VALUE		372,020	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		401,385	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311563	NEW CONSTR	144,304	08/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1225/1246	4/27/2004	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE 186,900
GRANTEE: ROTEN DANNY & LINDA					
1144/0797	6/11/2003	WD	U	V	19
GRANTOR: ARNOLD RIDGE INVESTME					59,800
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2004] W16 FOP=[YR=2004] N8 W22 S8 E3 N2 E8 S2 E11\$ W11 N2 W8 S2 W18 S36 FGR=[YR=2004] S22 E21 N22 W21\$ E31 FOP=[YR=2004] S3 E9 N3 W1 N4 W6 S4 W2\$ E2 N4 E6 S4 E14 N36\$.									

LAND DESCRIPTION										TOTAL OB/XF										4,450									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000												