

LOT 27
IN OR 1303/478
ARNOLD RIDGE PB 6/251

VAN DEN HEEVER ALFRID & MARLIEN
97352 CASTLE RIDGE DRIVE
YULEE, FL 32097

2026

43-3N-28-082A-0027-0000



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 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	2,253	100	2004	2,253	239,230
FGR	441	55	2004	243	25,803
FOP	98	30	2004	29	3,080
FOP	200	30	2004	60	6,371
TOTALS	2,992			2,585	274,482

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,585	112.9920	118.64	306,684	2004	2004	0	0	0	10.50	89.50	
1 SINGLE FAM 100% - 2006 Heated Area: 2253 HX Base Yr 2006													
The floor plan diagram illustrates the layout of a single-family home. It includes three main areas: a central living area labeled 'BAS 2004', a front porch labeled 'FOP 2004', and a rear garden room labeled 'FGR 2004'. The plan is defined by a series of connected line segments with numerical dimensions. The top section shows a porch (FOP) with a width of 26 and a depth of 4. The main body of the house (BAS) has a left side wall of 45 and a right side wall of 39. The bottom section features a garden room (FGR) with a width of 21 and a depth of 11. Various internal dimensions and offsets are also provided, such as 14, 15, 11, 13, 18, 21, 2, 5, 7, 9, 11, 24, and 26.													
				BLD DATE				03/03/2023		NW		LGL DATE	
				XF DATE								LAND DATE	
												04/03/2025	
												ML	