



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	2004	1,908	208,761
FEP	240	80	2007	192	21,007
FGR	420	55	2004	231	25,275
FOP	100	30	2004	30	3,283

TOTALS	2,668			2,361	258,326
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	
6	0911	SCRN RM A	0	100	34	31	1,054.00	SF	18.00	18.00	100	2007	2007	3	24	4,553	
7	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	100	2011	2011	3	40	3,840	

LAND DESCRIPTION			TOTAL OB/XF 53,903														
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
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

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 125,000	Market: 0	Agricultural: 0	Common: 125,000	PRINTED 07/09/2026 BY SYS
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,361	116.4240	122.25	288,632	2004	2004		0	0	10.50	89.50
1 SINGLE FAM 100% - 2026 Heated Area: 1908 HX Base Yr												

97201 CASTLE RIDGE DR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE	
	XF DATE	LAND DATE	04/03/2025 MLU
	INC DATE	AG DATE	

97201 CASTLE RIDGE DR, FOLEE					INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	
1,054.00	SF	18.00	18.00	100	2007	2007	3	24	4,553	
320.00	SF	30.00	30.00	100	2011	2011	3	40	3,840	

TOTAL OB/XF 53,903																
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
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

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 125,000	Market: 0	Agricultural: 0	Common: 125,000	PRINTED 07/09/2026 BY SYS
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				258,326	
TOTAL MARKET OB/XF VALUE				53,903	
TOTAL LAND VALUE - MARKET				125,000	
TOTAL MARKET VALUE				437,229	
SOH/AGL Deduction				0	
ASSESSED VALUE				437,229	
TOTAL EXEMPTION VALUE		13		437,229	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				437,229	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				446,126	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25249	ADDITION	12,368	10/01/2011
B20198	ADDITION	9,863	07/01/2007
B20072	SWIM POOL	48,780	06/01/2007
E14833	ELEC OTHER	920	04/01/2005

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
2732/279	8/15/2024	WD Q	I 01
GRANTOR: WEST ANTHONY W SR & K			
GRANTEE: ROMANOWIZ ALICIA &			
2468/1762	6/07/2021	WD Q	I 01
GRANTOR: MCSHANE BARBARA J			
GRANTEE: WEST ANTHONY W SR &			

SALE PRICE	550,000
BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2004] W22 FEP=[YR=2007] N20 W12 S20 E12\$ W30 S45 E10	
FOP=[YR=2004] S4 E22 N4 FGR=[YR=2004] E20 N20 W21 S20E1\$ W14	
N2 W6 S2 W2\$ E2 N2 E6 S2 E13 N20 E21 N25\$.	