



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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAS	2,001	100
FGR	400	55
FOP	74	30
FOP	176	30
FUS	434	100
TOTALS	3,085	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,730	115.1040	120.86	329,948	2005	2005	0	0	10.00	90.00	
1 SINGLE FAM 100% - 2026 Heated Area: 2435 HX Base Yr 2026												
97149 CASTLE RIDGE DR, YULEE												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			296,953
TOTAL MARKET OB/XF VALUE			3,045
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			424,998
SOH/AGL Deduction			118,790
ASSESSED VALUE			306,208
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			254,797
TOTAL JUST VALUE			424,998
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			455,712
PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1909891	H/AC	0	12/01/2019
B13761	NEW CONSTR	0	01/01/2005
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD SALE PRICE
2770/469	2/20/2025	SW Q	I 01 459,900
GRANTOR: FRANCONIA REAL ESTATE			
GRANTEE: HIGGINBOTHAM HENRY			
2757/159	12/11/2024	WD Q	I 01 487,500
GRANTOR: ELIASON TROY L & JERR			
GRANTEE: FRANCONIA REAL ESTA			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2005] W15 FOP=[YR=2005] N5 W22 S8 E22 N3\$ S3 W22 N3 W12 S47 E10 FOP=[YR=2005] S6 E10 N4 W2 N5 W6 S3 W2\$ E2 N3 E6 S5 E11 FGR=[YR=2005] S6 E20 N20 W20 S14\$ N14 E20 N35\$ PTR=E15 FUS=[YR=2005] E14 S31 W14 N31\$ W15\$.			

EXTRA FEATURES										97149 CASTLE RIDGE DR, YULEE				INC DATE		AG DATE			
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045			