



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 80
Interior Floor	11	CLAY TILE 20
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	2,007	100	2005	2,007	224,089
FGR	400	55	2005	220	24,564
FOP	69	30	2005	21	2,345
FOP	176	30	2005	53	5,918
USP	220	30	2018	66	7,369
TOTALS	2,872			2,367	264,285

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

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		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	2,367	118.1488	124.06	293,650	2005	2005	0	0	0 10.00	90.00	
1 SINGLE FAM 100% - 2021 Heated Area: 2007 HX Base Yr 2021												
97071 CASTLE RIDGE DR, YULEE												
BLD DATE 03/03/2023 NW LGL DATE 04/03/2025 MLU												

TOTAL OB/XF 3,045												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005

TOTAL OB/XF 3,045												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		275,149	
TOTAL MARKET OB/XF VALUE		3,045	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		403,194	
SOH/AGL Deduction		201,864	
ASSESSED VALUE		201,330	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		149,919	
TOTAL JUST VALUE		403,194	
NCON VALUE		10,864	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		424,063	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005350	MTL GAR	37,734	05/16/2025
B13570	NEW CONSTR	0	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2370/1457	6/15/2020	WD	Q	I	01	280,000
GRANTOR: ALLGOOD PAUL D						
GRANTEE: RHODEN JOSEPH N & O						
2074/1143	9/27/2016	WD	Q	I	01	245,000
GRANTOR: ELLIS HELEN M						
GRANTEE: ALLGOOD PAUL D						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W14 FOP=[YR=2005] N4 USP=[YR=2018] N10 W22 S10E22\$ W22 S8 E22 N4\$ S4 W22 N4 W14 S46 E11 FOP=[YR=2005] S6 E9 N3 W1 N6 W6 S3 W2\$ E2 N3 E6 S6 E11 FGR=[YR=2005] S6E20 N20 W20 S14\$ N14 E20 N35\$.									

RHODEN JOSEPH N & ONDREA N
97071 CASTLE RIDGE DR
YULEE, FL 32097

43-3N-28-082A-0041-0000

[illegible]