LOT 43
ARNOLD RIDGE PB 6/251

SHAYNE FAMILY TRUST/SHAYNE GORDON N TRUSTEE
97037 CASTLE RIDGE DR
YULEE, FL 32097

2026

43-3N-28-082A-0043-0000

BUILDING CHARACTERISTICS

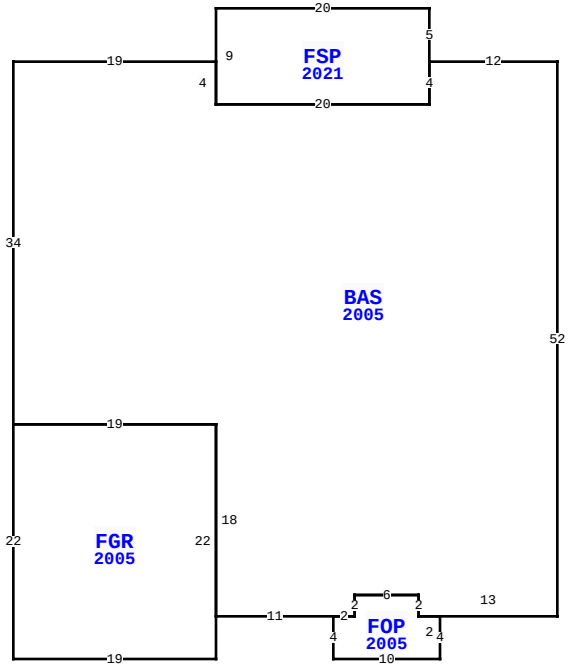
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,218	100	2005	2,218	248,567
FGR	418	55	2005	230	25,776
FOP	52	30	2005	16	1,793
FSP	180	40	2021	72	8,069
TOTALS	2,868			2,536	284,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,536	118.5888	124.52	315,783	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2024 Heated Area: 2218 HX Base Yr 2024



97037 CASTLE RIDGE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	284,205
TOTAL MARKET OB/XF VALUE	78,277
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	487,482
SOH/AGL Deduction	81,502
ASSESSED VALUE	405,980
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	354,569
TOTAL JUST VALUE	487,482
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006289	SCRN ENCL	39,000	05/15/2023
B0515953	SWIM POOL	28,500	01/01/2005
B13760	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2817/1390	9/17/2025	WD	U	I	11	100
GRANTOR: SHAYNE GORDON N & SHE						
GRANTEE: SHAYNE FAMILY TRUST						
2622/0348	2/28/2023	WD	Q	I	01	452,500
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: SHAYNE GORDON N & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 FSP=[YR=2021] N5 W20 S9 E20 N4$ S4 W20 N4 W19 S34 FGR=[YR=2005] S22 E19 N22 W19$ E19 S18 E11 FOP=[YR=2005] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E13 N52$.

EXTRA FEATURES

LN	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	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
5	0912	SCRN RM G	1	100	0	0	1,676.00	SF	21.00	21.00	100	2024	2023		93	32,732	

LAND DESCRIPTION

TOTAL OB/XF 78,277

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		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 11/07/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS