LOT 44
ARNOLD RIDGE PB 6/251

HENDREN ASHLEY MARIE
97017 CASTLE RIDGE DR
YULEE, FL 32097

2026

43-3N-28-082A-0044-0000

BUILDING CHARACTERISTICS

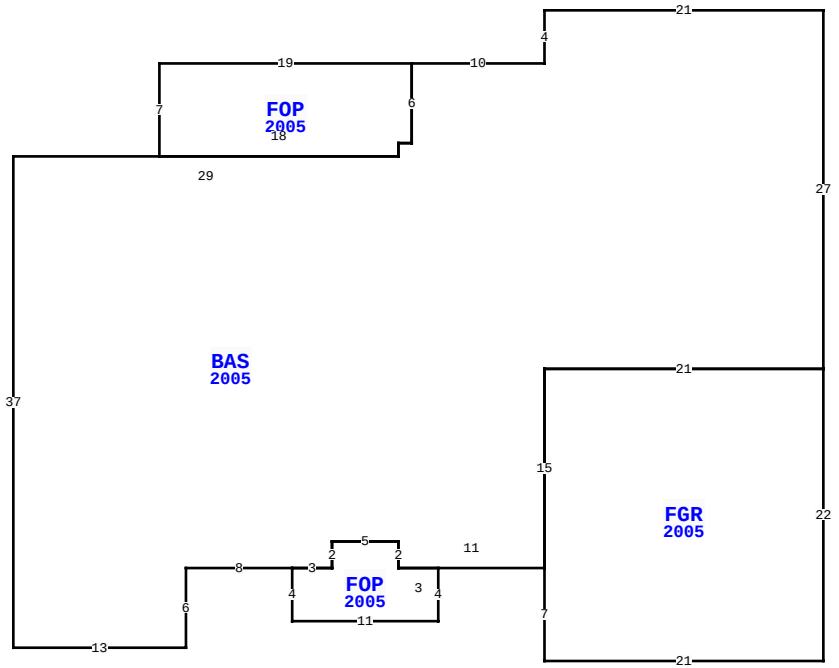
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,946	100	2005	1,946	211,377
FGR	462	55	2005	254	27,590
FOP	54	30	2005	16	1,738
FOP	132	30	2005	40	4,345
TOTALS	2,594			2,256	245,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,256	121.7062	127.79	288,294	2005	2005	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2022 Heated Area: 1946 HX Base Yr 2022



97017 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	245,050
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	373,095
SOH/AGL Deduction	80,842
ASSESSED VALUE	292,253
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	240,842
TOTAL JUST VALUE	373,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509898	H/AC	0	06/01/2005
E0515002	ELEC OTHER	2,000	05/01/2005
R0507608	REPAIR/RRF	2,800	05/01/2005
B0515193	NEW CONSTR	137,545	05/01/2005
P0509470	OTHER	0	05/01/2005
WE00366	OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/1573	7/19/2025	QC	U	I	11	100
GRANTOR: HALLMARK STEVEN JR						
GRANTEE: HENDREN ASHLEY MARI						
2498/0140	9/17/2021	WD	Q	I	01	380,000
GRANTOR: PIERCE DONALD R & CYN						
GRANTEE: HALLMARK ASHLEY M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 S4 W10 FOP=[YR=2005] W19 S7 E18 N1 E1 N6$ S6 W1 S1 W29 S37 E13 N6 E8 FOP=[YR=2005] S4 E11 N4 W3 N2 W5 S2 W3$ E3 N2 E5 S2 E11 FGR=[YR=2005] S7 E21 N22 W21 S15 $ N15 E21 N27$.

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	

TOTAL OB/XF 3,045

LAND DESCRIPTION

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 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