LOT 161
IN OR 1368/1315
HERON ISLES PHASE #1 PB 7/40

LOMBARDI PAUL SR & MARIE
96017 CADE STREET
YULEE, FL 32097

2023

37-3N-28-0740-0161-0000

BUILDING CHARACTERISTICS

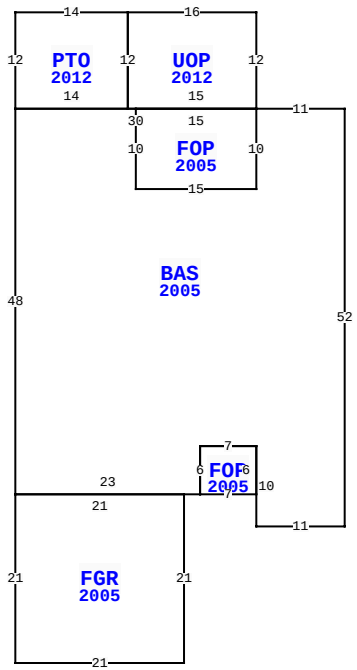
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,970	100	1,970	190,928
FGR	441	55	243	23,551
FOP	42	30	13	1,260
FOP	150	30	45	4,362
PTO	168	5	8	776
UOP	192	20	38	3,682
TOTALS	2,963		2,317	224,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,317	116.8552	105.46	244,351	2005	2005	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2006 Heated Area: 1970 HX Base Yr 2006



96017 CADE ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,559
TOTAL MARKET OB/XF VALUE		6,059
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		285,618
SOH/AGL Deduction		140,594
ASSESSED VALUE		145,024
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,024
TOTAL JUST VALUE		285,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15879	OTHER	2,000	10/01/2005
M10462	MECH OTHER	0	10/01/2005
E15879	ELEC OTHER	2,000	09/01/2005
P09920	OTHER	0	08/01/2005
B0515448	NEW CONSTR	132,259	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1315	11/22/2005	WD	Q	I		165,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: LOMBARDI PAUL SR &						
1337/0395	7/29/2005	WD	U	V	19	238,600
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 UOP=[YR=2012] N12 W16 PTO=[YR=2012] W14 S12 E14 N12$ S12E1 FOP=[YR=2005] S10 E15 N10 W15$ E15$ W30 S48 FGR=[YR=2005] S21 E21 N21 W21$ E23 FOP=[YR=2005] E7 N6 W7 S6$ N6 E7 S10E11 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	90	3,150	
2	0811	CONCRETE B	0	100	0	0	643.00	SF	5.20	5.20	100	2005	2005	3	87	2,909	

LAND DESCRIPTION

TOTAL OB/XF 6,059

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/24/2017 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS