LOT 164
IN OR 2133/1377
HERON ISLES PHASE #1 PB 7/40

POKINES SHANNON J & CAROLYN C
96001 CADE ST
YULEE, FL 32034

2023

37-3N-28-0740-0164-0000

BUILDING CHARACTERISTICS

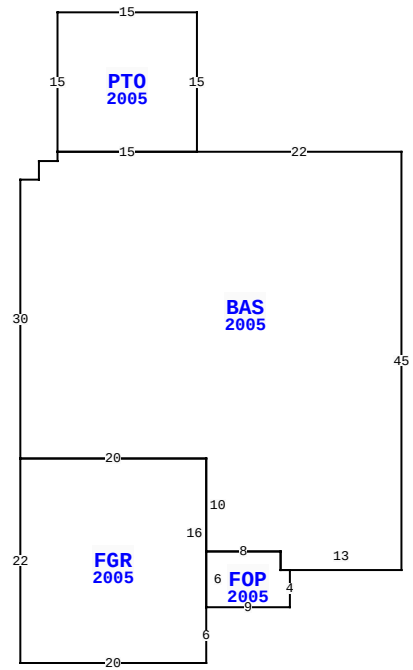
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100	1,581	154,127
FGR	440	55	242	23,592
FOP	52	30	16	1,560
PTO	225	5	11	1,073
TOTALS	2,298		1,850	180,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,850	118.0300	106.52	197,062	2005	2005	0	0	0	8.48	91.52

1 SINGLE FAM – 100% - 2018 Heated Area: 1581 HX Base Yr 2018



96001 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		180,351
TOTAL MARKET OB/XF VALUE		6,537
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		241,888
SOH/AGL Deduction		90,032
ASSESSED VALUE		151,856
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,856
TOTAL JUST VALUE		241,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509852	H/AC	0	06/01/2005
E0515076	ELEC OTHER	2,000	06/01/2005
P09222	OTHER	0	03/01/2005
R046981	REPAIR/RRF	5,000	12/01/2004
B0414218	NEW CONSTR	115,106	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2133/1377	7/14/2017	WD	Q	I	01	152,000
GRANTOR: OAKES RICHARD E & DOR						
GRANTEE: POKINES SHANNON J &						
1867/1425	7/10/2013	WD	Q	I	01	98,000
GRANTOR: DIKUN PETER						
GRANTEE: OAKES RICHARD E & D						

BUILDING NOTES

EXTRA FEATURES

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	90	3,150	
2	0810	CONCRETE A	0	100	0	0	599.00	SF	6.50	6.50	100	2005	2005	3	87	3,387	

BUILDING DIMENSIONS

BAS=[YR=2005] W22 PTO=[YR=2005] N15 W15 S15 E15 $ W15 S1 W2 S2 W2 S30 FGR=[YR=2005] S22 E20 N6 FOP=[YR=2005] E9 N4 W1 N2 W8 S6 $ N16 W20 $ E20 S10 E8 S2 E13 N45$.

LAND DESCRIPTION

TOTAL OB/XF 6,537

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100	0006	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