

LOT 165
IN OR 2128/1740
HERON ISLES PHASE #1 PB 7/40

EASON JOEL MITCHELL & STEPHANIE KATE
96002 CADE ST
YULEE, FL 32097

2023

37-3N-28-0740-0165-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	1,532	100	1,532	151,521
BAS	196	100	196	19,385
FGR	420	55	231	22,846
FOP	57	30	17	1,681
TOTALS	2,205		1,976	195,435

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	52	16	832.00	SF	6.50	6.50	100	2006
2	0810	CONCRETE A	0 100	14	3	42.00	SF	6.50	6.50	100	2006
3	0476	VF 6 SBPL	0 100	0	0	100.00	LF	32.00	32.00	100	2018
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018
5	0479	VF PICKET	0 100	0	0	42.00	LF	10.00	10.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100	0006	PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,976	117.3942	105.95	209,357	2006	2008	0	0	6.65	93.35
1 SINGLE FAM - 100% - 2018 Heated Area: 1728 HX Base Yr 2018											
96002 CADE ST, YULEE											

TOTAL OB/XF											
8,723											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		195,435	
TOTAL MARKET OB/XF VALUE		8,723	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		259,158	
SOH/AGL Deduction		94,548	
ASSESSED VALUE		164,610	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		114,610	
TOTAL JUST VALUE		259,158	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,645	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012755	ADDITION	26,206	12/16/2019
B1633192	SCRNENCL	6,152	10/01/2016
M11196	MECH OTHER	0	03/01/2006
E16130	ELEC OTHER	1,950	11/01/2005
P10390	OTHER	0	11/01/2005
C16276	CO ISSUED	204,990	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2128/1740	6/23/2017	WD	Q	I	01
GRANTOR: PELLETIER THOMAS J &					
GRANTEE: EASON JOEL MITCHELL					
1426/1755	7/10/2006	WD	Q	I	
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: PELLETIER THOMAS J					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FGR=[YR=2006] N21 BAS=[YR=2006] N44 W21 BAS=[YR=2020] N4 W14 S14 E14 N10\$ S10 W14 S42 R3 D3 E5 FOP=[YR=2006] S4 E7 N10W4 S3 L3 D3 \$ U3 R3 N3 E4 N5 E20\$W20 S21 E20\$.											