LOT 167
HERON ISLES PHASE #1 PB 7/40

LOHRER JOAN
96008 CADE STREET
YULEE, FL 32097

2023

37-3N-28-0740-0167-0000

BUILDING CHARACTERISTICS

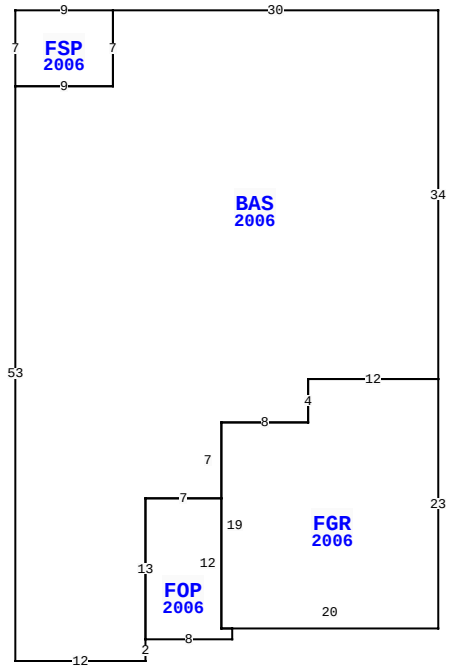
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,684	100	1,684	161,738
FGR	428	55	235	22,570
FOP	92	30	28	2,689
FSP	63	40	25	2,401
TOTALS	2,267		1,972	189,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	115.2382	104.00	205,088	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 1684 HX Base Yr



96008 CADE ST, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	189,399
TOTAL MARKET OB/XF VALUE	3,467
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	247,866
SOH/AGL Deduction	43,639
ASSESSED VALUE	204,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,227
TOTAL JUST VALUE	247,866
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11047	H/AC	0	02/01/2006
E16124	ELEC OTHER	1,950	11/01/2005
P10392	OTHER	0	11/01/2005
C16314	CO ISSUED	220,990	10/01/2005
B16314	NEW CONSTR	220,990	10/01/2005
R08397	REPAIR/RRF	1,500	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/1352	1/31/2023	WD	Q	I	02	339,000
GRANTOR: GRUNDA NANCY A						
GRANTEE: LOHRER JOAN						
2616/1350	1/31/2023	WD	U	I	11	100
GRANTOR: GRUNDA NANCY ET AL						
GRANTEE: BUSH DIANE K & NANC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N23BAS=[YR=2006] N34 W30 FSP=[YR=2006] W9S7E9N7$ S7W9 S53 E12 N2FOP=[YR=2006] E8 N1 W1 N12 W7 S13$ N13 E7 N7 E8 N4 E12$W12S4 W8 S19 E20$.

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	0810	CONCRETE A	0	0	36	16	576.00	SF	6.50	6.50	100	2006	2006	3	88	3,295	
2	0810	CONCRETE A	0	0	10	3	30.00	SF	6.50	6.50	100	2006	2006	3	88	172	

LAND DESCRIPTION

TOTAL OB/XF 3,467

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	0	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