LOT 170
IN OR 1447/1735
HERON ISLES PHASE #1 PB 7/40

PIEPER LAURIE A
96036 CADE STREET
YULEE, FL 32097

**2023**

**37-3N-28-0740-0170-0000**

## BUILDING CHARACTERISTICS

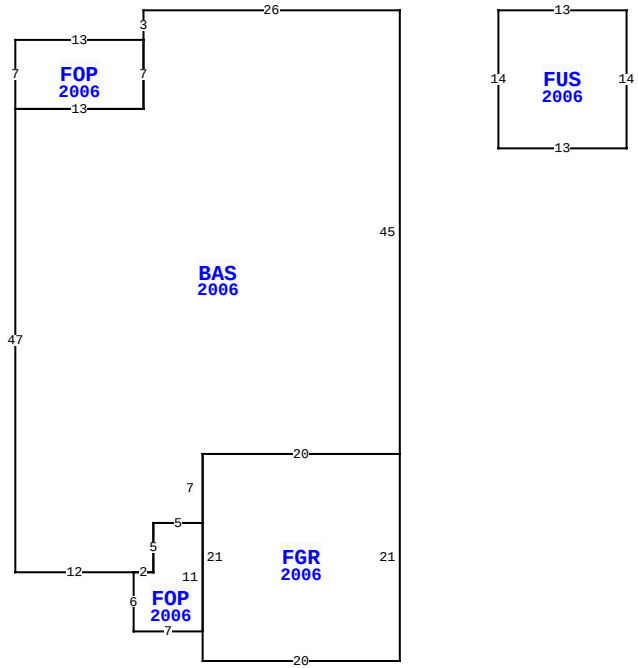
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 1,828 | 100 | 1,828 | 172,294 |
| FGR | 420 | 55 | 231 | 21,772 |
| FOP | 67 | 30 | 20 | 1,885 |
| FOP | 91 | 30 | 27 | 2,545 |
| FUS | 182 | 100 | 182 | 17,154 |
| TOTALS | 2,588 | | 2,288 | 215,649 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,288 | 113.0822 | 102.06 | 233,513 | 2006 | 2006 | 0 | 0 | 0 | 7.65 | 92.35 |

1 SINGLE FAM – 100% - 2007 Heated Area: 2010 HX Base Yr 2007




96036 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 | | 215,649 |
| TOTAL MARKET OB/XF VALUE | | 3,667 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 274,316 |
| SOH/AGL Deduction | | 133,719 |
| ASSESSED VALUE | | 140,597 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 85,597 |
| TOTAL JUST VALUE | | 274,316 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 236,744 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E16133 | ELEC OTHER | 1,950 | 11/01/2005 |
| P10394 | OTHER | 0 | 11/01/2005 |
| R08361 | REPAIR/RRF | 1,500 | 10/01/2005 |
| C16274 | CO ISSUED | 205,990 | 05/01/2005 |
| M11027 | H/AC | 0 | 05/01/2005 |
| B16274 | NEW CONSTR | 205,990 | 05/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1447/1735 | 9/28/2006 | WD | Q | I | | 222,000 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: PIEPER LAURIE A | | | | | | |
| 1333/1709 | 7/18/2005 | WD | U | V | 19 | 351,000 |
| GRANTOR: HERON ISLES JOINT VEN | | | | | | |
| GRANTEE: RICHMOND AMERICAN H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N45 W26 S3 FOP=[YR=2006] W13 S7 E13 N7$S7W13 S47 E12 FOP=[YR=2006] S6 E7 N11 W5 S5 W2$E2N5E5N7 E20$W20 S21 E20 $ PTR=N66E10 FUS=[YR=2006] E13 S14 W13 N14$ W10S66$.

## 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 | 100 | 38 | 16 | 608.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 3,478 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 11 | 3 | 33.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 189 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,667

| 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 | 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