LOT 160
HERON ISLES PHASE #1 PB 7/40

SMITH FAMILY TRUST/SMITH WILLIAM WAYNE TRUSTEE
1743 HOLLY OAKS LAKE RD W
JACKSONVILLE, FL 32225

2024

37-3N-28-0740-0160-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

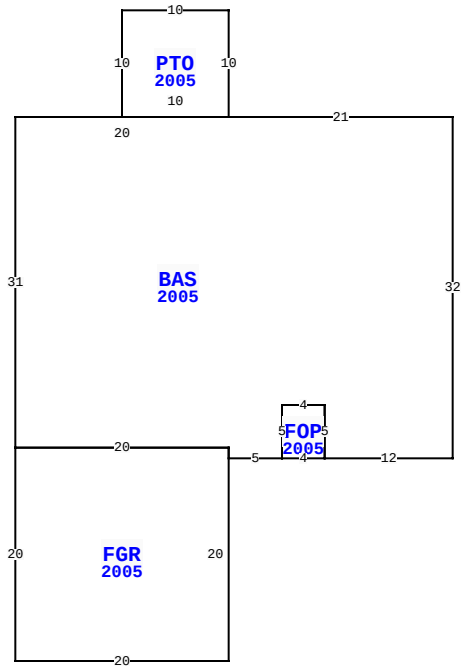
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,272	100	1,272	135,220
FGR	400	55	220	23,387
FOP	20	30	6	638
PTO	100	5	5	532
TOTALS	1,792		1,503	159,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,503	122.2980	116.18	174,619	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 1272 HX Base Yr



96025 CADE ST, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	159,776
TOTAL MARKET OB/XF VALUE	2,759
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	217,535
SOH/AGL Deduction	25,949
ASSESSED VALUE	191,586
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,586
TOTAL JUST VALUE	217,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0509801	H/AC	0	05/01/2005
P09275	OTHER	0	04/01/2005
E14496	ELEC OTHER	0	03/01/2005
B14481	NEW CONSTR	92,534	02/01/2005
R07162	REPAIR/RRF	5,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/1852	4/27/2021	WD	U	I	11	100
GRANTOR: SMITH INGALISA L F/K/						
GRANTEE: SMITH FAMILY TRUST						
1397/1355	3/21/2006	WD	Q	I		165,000
GRANTOR: PEPPLER MARK D & SUSA						
GRANTEE: BUNCH INGALISA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 PTO=[YR=2005] N10 W10 S10 E10$ W20 S31 FGR=[YR=2005] S20 E20 N20 W20$ E20 S1 E5 FOP=[YR=2005] E4 N5 W4 S5$ N5 E4 S5 E12 N32$.

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	0811	CONCRETE B	0	0	0	0	617.00	SF	5.20	5.20	100	2005	2005	3	86	2,759	

LAND DESCRIPTION

TOTAL OB/XF 2,759

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS