LOT 162
HERON ISLES PHASE #1 PB 7/40

LOPEZ BIBIANA &/BEJARANO LUIS IGNACIO
96007 CADE STREET
YULEE, FL 32097

2024

37-3N-28-0740-0162-0000

BUILDING CHARACTERISTICS

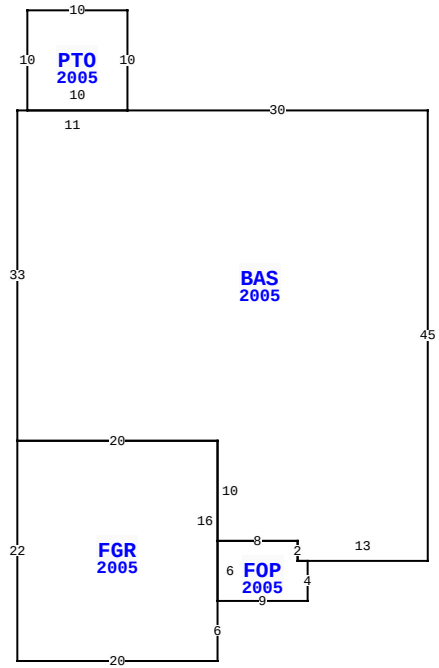
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,589	100	1,589	162,721
FGR	440	55	242	24,782
FOP	52	30	16	1,639
PTO	100	5	5	512
TOTALS	2,181		1,852	189,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,852	117.9332	112.04	207,498	2005	2005	0	0	0	8.60	91.40

1 SINGLE FAM – 0% - 2023 Heated Area: 1589 HX Base Yr



96007 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	189,653
TOTAL MARKET OB/XF VALUE	3,427
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	248,080
SOH/AGL Deduction	0
ASSESSED VALUE	248,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,080
TOTAL JUST VALUE	248,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0515075	NEW CONSTR	2,000	06/01/2005
M0509800	H/AC	0	05/01/2005
P09245	NEW CONSTR	0	03/01/2005
B14478	NEW CONSTR	114,506	02/01/2005
R07159	REPAIR/RRF	5,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2608/1608	12/15/2022	WD	Q	I	01	315,000
GRANTOR: CLIFFORD CHRISTOPHER						
GRANTEE: LOPEZ BIBIANA & LUI						
2122/0976	5/18/2017	WD	Q	I	01	172,000
GRANTOR: DUNTON JACOB C & JESS						
GRANTEE: CLIFFORD CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 PTO=[YR=2005] N10 W10 S10 E10$ W11 S33
FGR=[YR=2005] S22 E20 N6 FOP=[YR=2005] E9 N4 W1 N2 W8 S6$ N16 W20$ E20 S10 E8 S2 E13 N45$.

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	0	0	613.00	SF	6.50	6.50	100	2005	2005	3	86	3,427	

LAND DESCRIPTION

TOTAL OB/XF 3,427

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS