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

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

2024

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

BUILDING CHARACTERISTICS

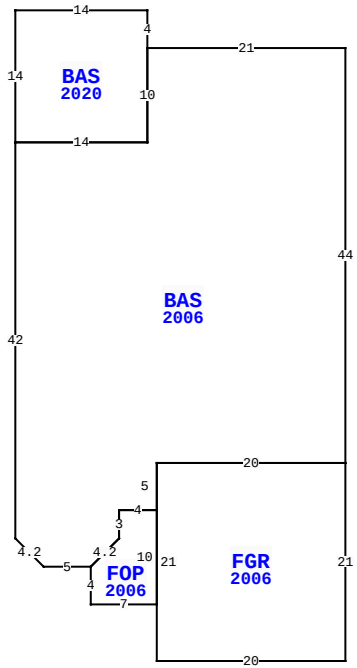
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	158,633
BAS	196	100	196	20,295
FGR	420	55	231	23,919
FOP	57	30	17	1,760
TOTALS	2,205		1,976	204,608

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	111.52	220,364	2006	2008	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2018 Heated Area: 1728 HX Base Yr 2018



96002 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		204,608
TOTAL MARKET OB/XF VALUE		8,628
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		268,236
SOH/AGL Deduction		98,688
ASSESSED VALUE		169,548
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,548
TOTAL JUST VALUE		268,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,158

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	SALE PRICE
2128/1740	6/23/2017	WD	Q	I	01	185,000
GRANTOR: PELLETIER THOMAS J &						
GRANTEE: EASON JOEL MITCHELL						
1426/1755	7/10/2006	WD	Q	I		207,900
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$W20 S21 E20$.

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	52	16	832.00	SF	6.50	6.50	100	2006	2006	3	87	4,705	
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2006	2006	3	87	238	
3	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2018	2018	3	94	3,008	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	
5	0479	VF PICKET	0	100	0	0	42.00	LF	10.00	10.00	100	2018	2018	3	94	395	

LAND DESCRIPTION

TOTAL OB/XF 8,628

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	000134	C	SFR POND	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 09/28/2020 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS