



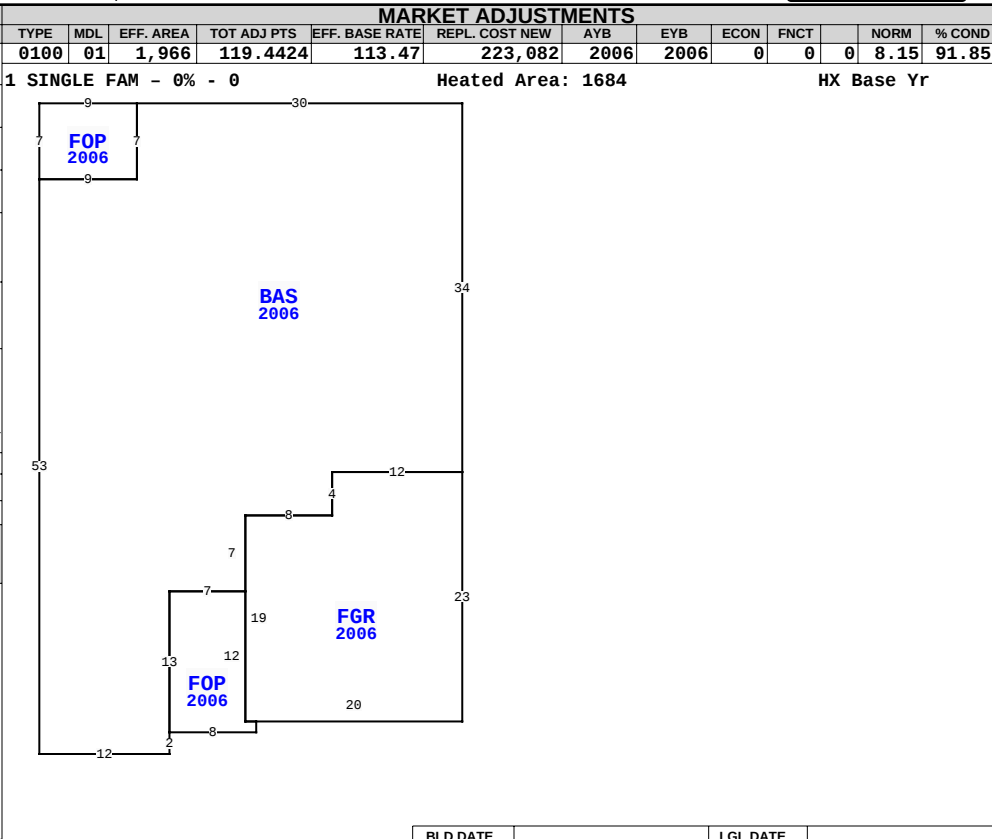
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	175,510
FGR	428	55	235	24,492
FOP	63	30	19	1,980
FOP	92	30	28	2,918
TOTALS	2,267		1,966	204,901

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	38	16	608.00	SF	6.50	6.50	3,438
2	0810	CONCRETE A	0	0	10	3	30.00	SF	6.50	6.50	170

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0006	PUD	0.00	0.00	1.00	LT	



96004 CADE ST, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
3,608											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	204,901										
TOTAL MARKET OB/XF VALUE	3,608										
TOTAL LAND VALUE - MARKET	55,000										
TOTAL MARKET VALUE	263,509										
SOH/AGL Deduction	33,110										
ASSESSED VALUE	230,399										
TOTAL EXEMPTION VALUE	0										
BASE TAXABLE VALUE	230,399										
TOTAL JUST VALUE	263,509										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	254,372										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000973	ROOF	18,800	02/02/2022
M11019	H/AC	0	02/01/2006
E16131	ELEC OTHER	1,950	11/01/2005
P10393	OTHER	0	11/01/2005
C16281	CO ISSUED	209,965	10/01/2005
B16281	NEW CONSTR	209,965	10/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2368/1004	6/08/2020	WD	U	I	11	100	
GRANTOR: AHMAD NADIRA I & IFTI							
GRANTEE: AHMAD FAMILY REVOCA							
2270/0822	4/23/2019	WD	Q	I	01	197,500	
GRANTOR: ASBELL MICHAEL & TARA							
GRANTEE: AHMAD NADIRA I & IF							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2006] N23BAS=[YR=2006] N34 W30 FOP=[YR=2006] W9 S7 E9 N7\$S7 W9 S53 E12 N2 FOP=[YR=2006] E8 N1 W1 N12 W7 S13\$N13 E7 N7 E8 N4 E12\$W12 S4 W8 S19 E20\$.											