LOT 168
HERON ISLES PHASE #1 PB 7/40

LINDSEY CHRISTOPHER R & ALINA
96018 CADE ST
YULEE, FL 32097

2024

37-3N-28-0740-0168-0000

BUILDING CHARACTERISTICS

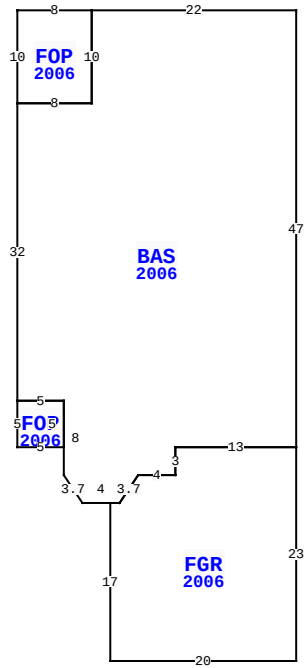
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,359	100	1,359	147,292
FGR	433	55	238	25,795
FOP	25	30	8	867
FOP	80	30	24	2,601
TOTALS	1,897		1,629	176,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,629	124.2054	118.00	192,222	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2022 Heated Area: 1359 HX Base Yr



96018 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		176,556
TOTAL MARKET OB/XF VALUE		4,032
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		235,588
SOH/AGL Deduction		1,036
ASSESSED VALUE		234,552
TOTAL EXEMPTION VALUE	13	234,552
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		235,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11990	MECH OTHER	0	09/01/2006
C18335	CO ISSUED	178,990	08/01/2006
B18335	NEW CONSTR	178,990	08/01/2006
E17959	ELEC OTHER	1,900	08/01/2006
P11441	OTHER	0	08/01/2006
R09594	REPAIR/RRF	1,500	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/1905	7/01/2021	WD	Q	I	01	230,000
GRANTOR: RABOIN DANIEL & MICHE						
GRANTEE: LINDSEY CHRISTOPHER						
2250/1694	1/25/2019	WD	Q	I	01	190,000
GRANTOR: ARNOLD MICHAEL JEREMY						
GRANTEE: RABOIN DANIEL & MIC						

BUILDING NOTES

EXTRA FEATURES

L N	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	87	3,438	
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	2006	2006	3	87	594	

BUILDING DIMENSIONS

FGR=[YR=2006] N23 BAS=[YR=2006] N47 W22 FOP=[YR=2006] W8S10E8N10$S10W8S32 FOP=[YR=2006] S5 E5 N5 W5$E5 S8 R2 D3 E4 U3 R2 E4 N3 E13$W13 S3 W4 L2 D3 W1 S17 E20$.

LAND DESCRIPTION

TOTAL OB/XF 4,032

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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