LOT 170
IN OR 1447/1735
HERON ISLES PHASE #1 PB 7/40

PIEPER LAURIE A
96036 CADE STREET
YULEE, FL 32097

2024

37-3N-28-0740-0170-0000

BUILDING CHARACTERISTICS

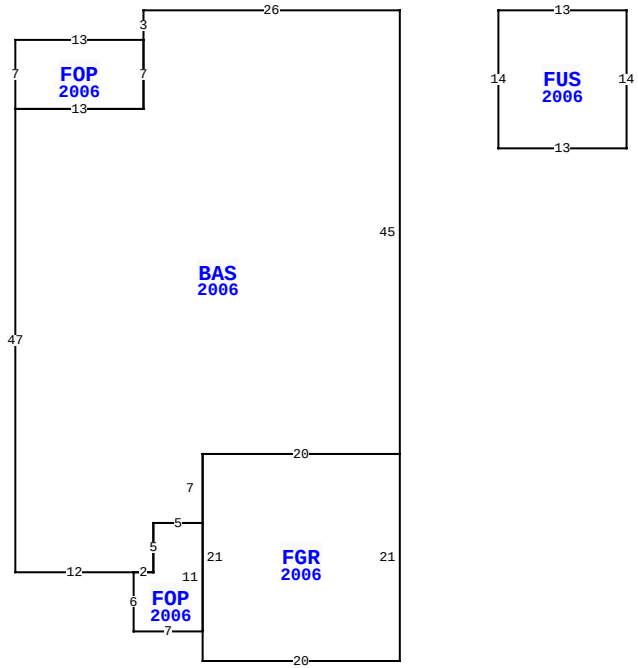
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,828	100	1,828	180,377
FGR	420	55	231	22,793
FOP	67	30	20	1,974
FOP	91	30	27	2,665
FUS	182	100	182	17,959
TOTALS	2,588		2,288	225,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,288	113.0822	107.43	245,800	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2007 Heated Area: 2010 HX Base Yr 2007



96036 CADE ST, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,767
TOTAL MARKET OB/XF VALUE		3,625
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		284,392
SOH/AGL Deduction		139,577
ASSESSED VALUE		144,815
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		89,815
TOTAL JUST VALUE		284,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16133	ELEC OTHER	1,950	11/01/2005
P10394	OTHER	0	11/01/2005
R08361	REPAIR/RRF	1,500	10/01/2005
C16274	CO ISSUED	205,990	05/01/2005
M11027	H/AC	0	05/01/2005
B16274	NEW CONSTR	205,990	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/1735	9/28/2006	WD	Q	I		222,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PIEPER LAURIE A						
1333/1709	7/18/2005	WD	U	V	19	351,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N45 W26 S3 FOP=[YR=2006] W13 S7 E13 N7$S7W13 S47 E12 FOP=[YR=2006] S6 E7 N11 W5 S5 W2$E2N5E5N7 E20$W20 S21 E20 $ PTR=N66E10 FUS=[YR=2006] E13 S14 W13 N14$ W10S66$.

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	38	16	608.00	SF	6.50	6.50	100	2006	2006	3	87	3,438	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2006	2006	3	87	187	

LAND DESCRIPTION

TOTAL OB/XF 3,625

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	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