



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,553	108.0576	108.06	275,877	2006	2006	0	0	8.55	91.45	

1 SINGLE FAM - 0% - 0 Heated Area: 2244 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			252,290
TOTAL MARKET OB/XF VALUE			3,790
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			321,080
SOH/AGL Deduction			22,807
ASSESSED VALUE			298,273
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			298,273
TOTAL JUST VALUE			321,080
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			311,283

Quality		04 Quality Level 04			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC		4038.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	2006	936	92,496
FGR	420	55	2006	231	22,828
FOP	100	30	2006	30	2,965
FOP	160	30	2006	48	4,744
FUS	1,308	100	2006	1,308	129,257
TOTALS	2,924			2,553	252,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10740	MECH OTHER	0	12/01/2005
P10277	OTHER	0	11/01/2005
R08233	REPAIR/RRF	3,000	09/01/2005
B16069	NEW CONSTR	161,198	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1386/1153	2/02/2006	WD Q		I		177,800
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: ANOKHIN IRENE						
1346/0663	8/31/2005	WD U	V	19		305,600
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

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	0 39 16	624.00	SF	6.50	6.50	100	2006	2006	3	86	3,488	
2	0810	CONCRETE A	0	0 18 3	54.00	SF	6.50	6.50	100	2006	2006	3	86	302	

TOTAL OB/XF													3,790				
96035 CADE ST, YULEE													BLD DATE		LGL DATE	05/13/2025	MLU
													XF DATE		LAND DATE		
													INC DATE		AG DATE		

BUILDING NOTES												

BUILDING DIMENSIONS												
FOP=[YR=2006] N20 BAS=[YR=2006] N32 W18 FOP=[YR=2006] W10 S10 E10 N10S10 W10 S29 FGR=[YR=2006] S21 E20 N21 W20E20 N7 E8\$W8 S20 E8\$ PTR= E15 FUS=[YR=2006] N42 E10 N10 E18 S48 W12 S4 W16\$ W15\$.												

LAND DESCRIPTION													TOTAL OB/XF 3,790												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								