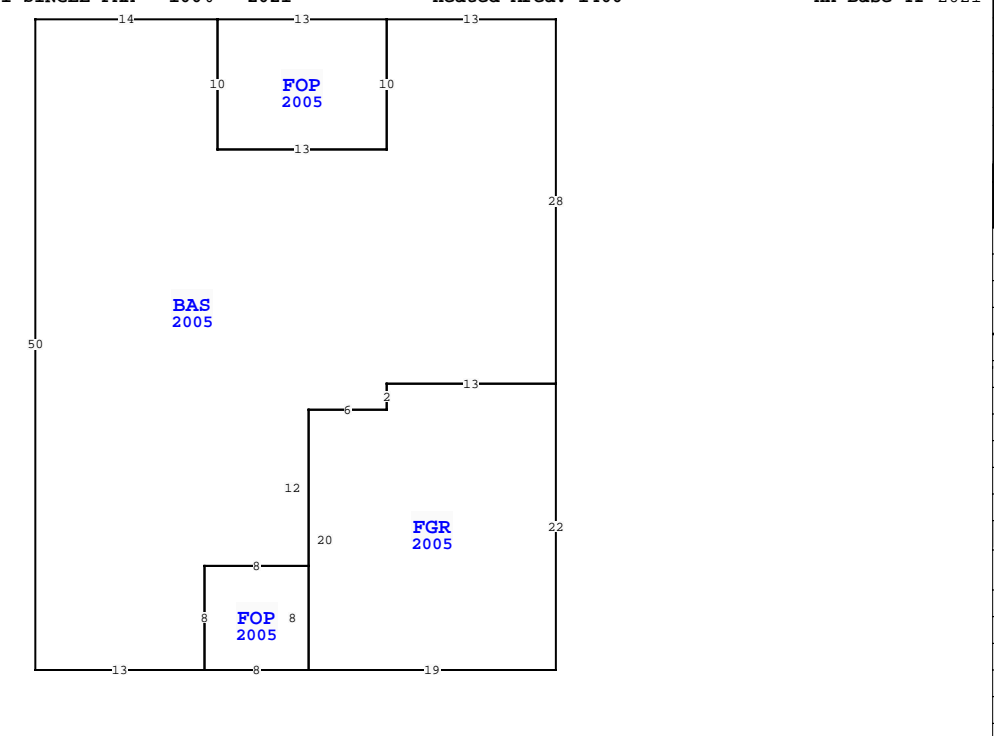




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	1,681	114.7650	114.76	192,912	2005	2005	0	0	0	9.75	90.25



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	1,400	100	2005	1,400	144,999
FGR	406	55	2005	223	23,096
FOP	64	30	2005	19	1,967
FOP	130	30	2005	39	4,040
TOTALS	2,000			1,681	174,103

96005 CADE ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025
INC DATE		AG DATE	MLU

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	33	15		6.50	6.50	100	2005	2005	3	84	2,703	
2	0810	CONCRETE A	0	100	12	3		6.50	6.50	100	2005	2005	3	84	197	

TOTAL OB/XF 2,900

LAND DESCRIPTION																								
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			174,103
TOTAL MARKET OB/XF VALUE			2,900
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			242,003
SOH/AGL Deduction			69,345
ASSESSED VALUE			172,658
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			121,936
TOTAL JUST VALUE			242,003
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15880	NEW CONSTR	2,000	10/01/2005
M10460	H/AC	0	10/01/2005
E15880	NEW CONSTR	2,000	09/01/2005
P09921	NEW CONSTR	0	08/01/2005
R07525	REPAIR/RRF	3,000	04/01/2005
B15059	NEW CONSTR	108,090	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1783/1577	3/14/2012	QC	U	I	11	100

GRANTOR: WATSON DONALD F SR  
GRANTEE: WATSON JAMES A  
1585/1795 9/19/2008 WD Q I 05 118,000  
GRANTOR: DEUTSCHE BANK NATL TR  
GRANTEE: WATSON DONALD F & P

BUILDING NOTES

**BUILDING DIMENSIONS**  
FGR=[YR=2005] N22 BAS=[YR=2005] N28 W13 FOP=[YR=2005] W13 S10 E13 N10\$ S10 W13 N10 W14 S50 E13 FOP=[YR=2005] E8 N8 W8 S8\$N8 E8 N12 E6 N2 E13\$ W13 S2W6 S20 E19\$.