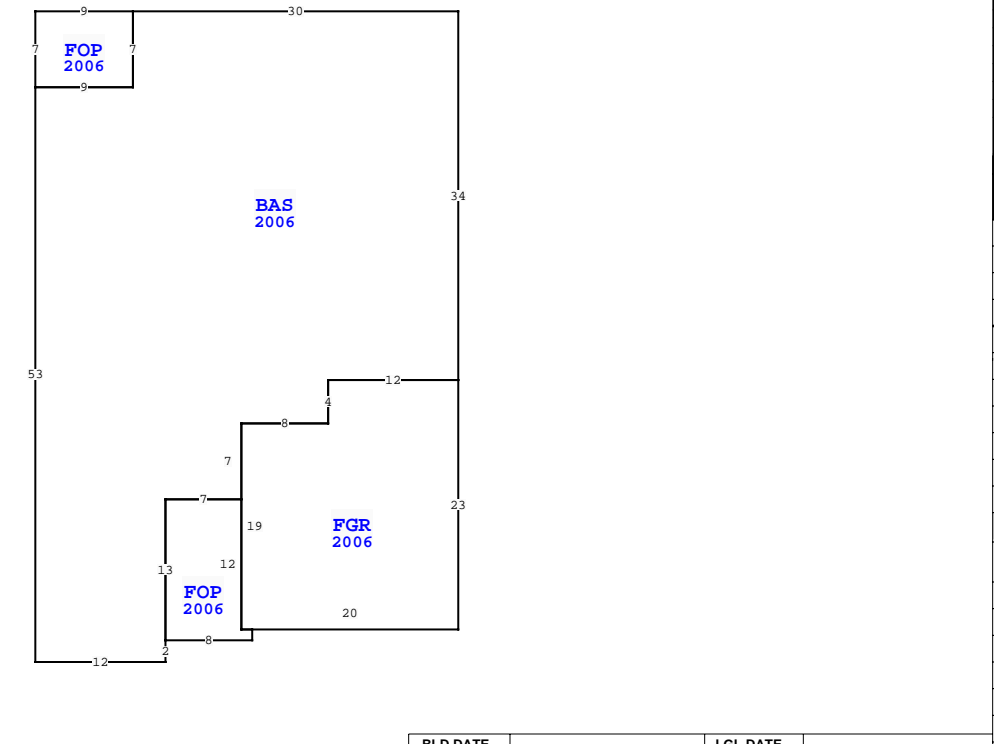




| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 70 |
| Interior Floor | 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | |
| 0100 | 01 | 1,966 | 114.0132 | 114.01 | 224,144 | 2006 | 2006 | 0 | 0 | 0 | 8.65 | 91.35 | | |



| | | | | | |
|------------------|------------------|------------------|------|--------------|----------------------|
| 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 | 1,684 | 100 | 2006 | 1,684 | 175,386 |
| FGR | 428 | 55 | 2006 | 235 | 24,474 |
| FOP | 63 | 30 | 2006 | 19 | 1,979 |
| FOP | 92 | 30 | 2006 | 28 | 2,916 |
| TOTALS | 2,267 | | | 1,966 | 204,756 |

96004 CADE ST, YULEE

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

| 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 | 38 | 16 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 86 | 3,399 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 10 | 3 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 86 | 168 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0006 | 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 | | | 204,756 |
| TOTAL MARKET OB/XF VALUE | | | 3,567 |
| TOTAL LAND VALUE - MARKET | | | 65,000 |
| TOTAL MARKET VALUE | | | 273,323 |
| SOH/AGL Deduction | | | 19,884 |
| ASSESSED VALUE | | | 253,439 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 253,439 |
| TOTAL JUST VALUE | | | 273,323 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 263,509 |

| 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 |
|----------------|
| |

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\$.