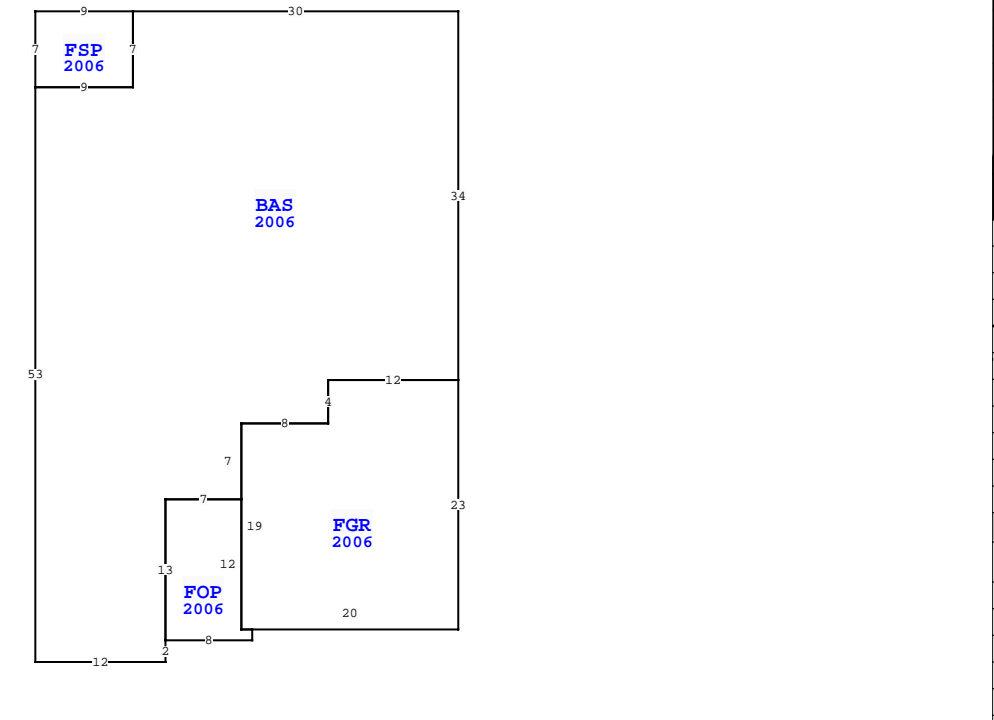




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	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	1,972	110.0001	110.00	216,920	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	169,217
FGR	428	55	2006	235	23,614
FOP	92	30	2006	28	2,814
FSP	63	40	2006	25	2,512
TOTALS	2,267			1,972	198,156

96008 CADE ST, YULEE

BLD DATE		LGL DATE	05/13/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG 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	100	36	16		SF	6.50	100	2006	2006	3	86	3,220	
2	0810	CONCRETE A	0	100	10	3		SF	6.50	100	2006	2006	3	86	168	

TOTAL OB/XF 3,388

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	100	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				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE			198,156		
TOTAL MARKET OB/XF VALUE			3,388		
TOTAL LAND VALUE - MARKET			65,000		
TOTAL MARKET VALUE			266,544		
SOH/AGL Deduction			111,211		
ASSESSED VALUE			155,333		
TOTAL EXEMPTION VALUE			55,722		
BASE TAXABLE VALUE			99,611		
TOTAL JUST VALUE			266,544		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			256,727		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11047	H/AC	0	02/01/2006
E16124	ELEC OTHER	1,950	11/01/2005
P10392	OTHER	0	11/01/2005
C16314	CO ISSUED	220,990	10/01/2005
B16314	NEW CONSTR	220,990	10/01/2005
R08397	REPAIR/RRF	1,500	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2794/1063	6/11/2025	WD Q	Q	I	01	332,400
GRANTOR: LOHRER JOAN						
GRANTEE: DOORS HOLDINGS 2025						
2616/1352	1/31/2023	WD Q	Q	I	02	339,000
GRANTOR: GRUNDA NANCY A						
GRANTEE: LOHRER JOAN						

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=2006] N23BAS=[YR=2006] N34 W30 FSP=[YR=2006] W9S7E9N7S S7W9 S53 E12 N2FOP=[YR=2006] E8 N1 W1 N12 W7 S13S N13 E7 N7 E8 N4 E12\$W12S4 W8 S19 E20\$.