LOT 163
IN OR 1783/1577
HERON ISLES PHASE #1 PB 7/40

WATSON JAMES A
96005 CADE STREET
YULEE, FL 32097

2026

37-3N-28-0740-0163-0000

BUILDING CHARACTERISTICS

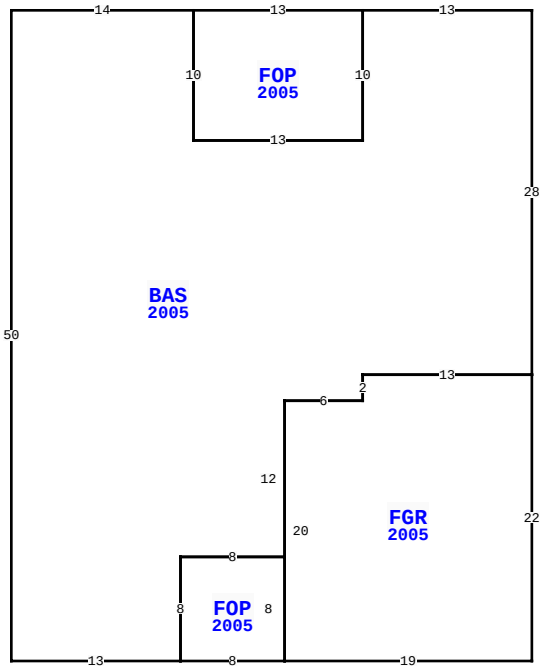
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	144,148
FGR	406	55	2005	223	22,960
FOP	64	30	2005	19	1,956
FOP	130	30	2005	39	4,016
TOTALS	2,000			1,681	173,081

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	109.3000	114.76	192,912	2005	2005	0	0	0	10.28	89.72

1 SINGLE FAM 100% - 2021 Heated Area: 1400 HX Base Yr 2021



96005 CADE ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
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		173,081
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		238,081
SOH/AGL Deduction		60,761
ASSESSED VALUE		177,320
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,909
TOTAL JUST VALUE		238,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,003

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS