LOT 166
HERON ISLES PHASE #1 PB 7/40

**AHMAD FAMILY REVOCABLE TRUST/AHMAD IFTIKHAR TRUSTE**
30414 SUNLAND CT
WESLEY CHAPEL, FL 33543

**2026**

**37-3N-28-0740-0166-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 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 |
| Quality | 03 | Quality Level 03 |

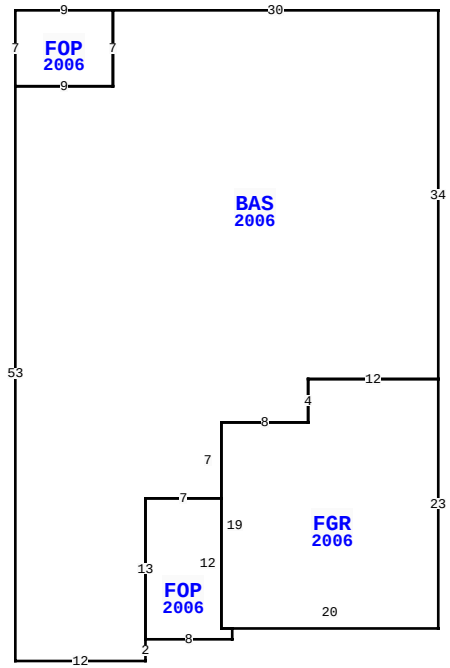
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4038.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,684 | 100 | 2006 | 1,684 | 174,080 |
| FGR | 428 | 55 | 2006 | 235 | 24,292 |
| FOP | 63 | 30 | 2006 | 19 | 1,964 |
| FOP | 92 | 30 | 2006 | 28 | 2,894 |
| TOTALS | 2,267 | | | 1,966 | 203,231 |

## 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 | 108.5840 | 114.01 | 224,144 | 2006 | 2006 | 0 | 0 | 0 | 9.33 | 90.67 |

1 SINGLE FAM 0% - 0 Heated Area: 1684 HX Base Yr




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

96004 CADE ST, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 203,231 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 268,231 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 268,231 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 268,231 |
| TOTAL JUST VALUE | 268,231 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 273,323 |

| 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$W12 S4 W8 S19 E20$.

## EXTRA FEATURES

| LN | 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

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | 0 | 0006 | 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