LOT 168
HERON ISLES PHASE #1 PB 7/40

PERRY ELSTON RICKY
96018 CADE ST
YULEE, FL 32097

2026

37-3N-28-0740-0168-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

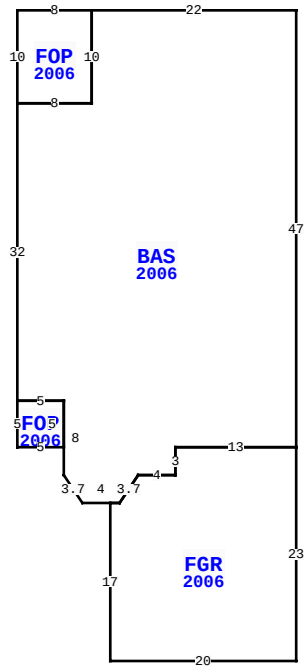
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,359	100	2006	1,359	146,090
FGR	433	55	2006	238	25,584
FOP	25	30	2006	8	860
FOP	80	30	2006	24	2,580
TOTALS	1,897			1,629	175,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,629	112.9140	118.56	193,134	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2025 Heated Area: 1359 HX Base Yr 2025



96018 CADE ST, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		175,115
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		240,115
SOH/AGL Deduction		0
ASSESSED VALUE		240,115
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,704
TOTAL JUST VALUE		240,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11990	MECH OTHER	0	09/01/2006
C18335	CO ISSUED	178,990	08/01/2006
B18335	NEW CONSTR	178,990	08/01/2006
E17959	ELEC OTHER	1,900	08/01/2006
P11441	OTHER	0	08/01/2006
R09594	REPAIR/RRF	1,500	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2729/1079	7/26/2024	WD	Q	I	02	310,000
GRANTOR: LINDSEY CHRISTOPHER R						
GRANTEE: PERRY ELSTON RICKY						
2475/1905	7/01/2021	WD	Q	I	01	230,000
GRANTOR: RABOIN DANIEL & MICHE						
GRANTEE: LINDSEY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N23 BAS=[YR=2006] N47 W22 FOP=[YR=2006] W8S10E8N10$S10W8S32 FOP=[YR=2006] S5 E5 N5 W5$E5 S8 R2 D3 E4 U3 R2 E4 N3 E13$W13 S3 W4 L2 D3 W1 S17 E20$.

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	100	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