LOT 169
HERON ISLES PHASE #1 PB 7/40

GRIFFIN TIFFANY/SLATER CURTIS
96026 CADE STREET
YULEE, FL 32097

**2026**

**37-3N-28-0740-0169-0000**

## BUILDING CHARACTERISTICS

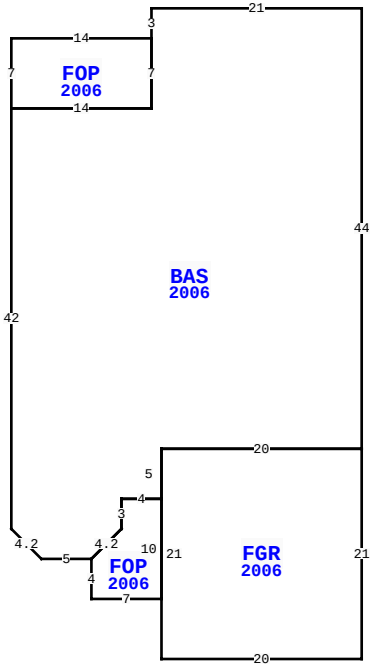
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 | 1,532 | 100 | 2006 | 1,532 | 163,062 |
| FGR | 420 | 55 | 2006 | 231 | 24,587 |
| FOP | 57 | 30 | 2006 | 17 | 1,810 |
| FOP | 98 | 30 | 2006 | 29 | 3,086 |
| TOTALS | 2,107 | | | 1,809 | 192,546 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,809 | 111.8000 | 117.39 | 212,359 | 2006 | 2006 | 0 | 0 | 0 | 9.33 | 90.67 |

1 SINGLE FAM 100% - 2022 Heated Area: 1532 HX Base Yr 2022




96026 CADE ST, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 192,546 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 257,546 |
| SOH/AGL Deduction | | 18,479 |
| ASSESSED VALUE | | 239,067 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 187,656 |
| TOTAL JUST VALUE | | 257,546 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 262,551 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2100982 | REPAIR/RRF | 4,500 | 02/01/2021 |
| M11045 | H/AC | 0 | 02/01/2006 |
| E16132 | ELEC OTHER | 1,950 | 11/01/2005 |
| P10391 | OTHER | 0 | 11/01/2005 |
| C16275 | CO ISSUED | 199,990 | 10/05/2005 |
| B16275 | NEW CONSTR | 199,990 | 10/05/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2460/1425 | 5/07/2021 | WD | Q | I | 01 | 260,000 |
| GRANTOR: LINDSEY LAURA ASHLEY | | | | | | |
| GRANTEE: GRIFFIN TIFFANY & C | | | | | | |
| 1995/1568 | 6/18/2015 | SW | U | I | 12 | 120,000 |
| GRANTOR: THE BANK OF NEW YORK | | | | | | |
| GRANTEE: LANDRUM LAURA ASHLE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N44 W21 S3 FOP=[YR=2006] W14 S7 E14 N7$S7 W14 S42 R3 D3 E5 FOP=[YR=2006] S4 E7 N10 W4 S3 L3 D3 $ U3 R3 N3 E4 N5 E20$W20 S21 E20$.

## 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