

LOT 654
HERON ISLES PHASE THREE A
PBK 8/79

SN FLORIDA II LLC
8390 E VIA SE VENTURA F-110, #303
SCOTTSDALE, AZ 85258

2023

37-3N-28-0742-0654-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,759	100	1,759	200,109
FGR	400	55	220	25,028
FOP	42	30	13	1,479
FOP	116	30	35	3,982

TOTALS	2,317		2,027	230,597
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	0	0	0	560.00	SF	5.20	5.20	
3	0479	VF PICKET	0	0	0	0	45.00	LF	10.00	10.00	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	
5	1242	WD DECK A	0	0	12	16	192.00	SF	5.00	5.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0			0.00	0.00	1.00	LT	1.00

REVIEW DATE	07/17/2020	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,027	98.2548	116.68	236,510	2016	2016	0	0	2.50	97.50
1 SNGL FAM - 0% - 2023 Heated Area: 1759 HX Base Yr											

82114 CHICKADEE LN, YULEE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
4,567											

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			230,597
TOTAL MARKET OB/XF VALUE			4,567
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			290,164
SOH/AGL Deduction			0
ASSESSED VALUE			290,164
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			290,164
TOTAL JUST VALUE			290,164
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531563	CO ISSUED	0	04/15/2016
B1531563	NEW CONSTR	219,815	12/01/2015

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2579/1155	7/21/2022	WD Q	I 01
GRANTOR: KILBANE JOHN T			
GRANTEE: SN FLORIDA II LLC			
2376/1042	7/15/2020	WD Q	I 01
GRANTOR: EDWARDS PHILIP M & JE			
GRANTEE: KILBANE JOHN T			

SALE PRICE	395,000
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BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W11 FOP=[YR=2016] W15 S8 E12 R3 U3 N5\$ S5 D3 L3 W12 N16 W14 S63 E13 N8 FOP=[YR=2016] E7 FGR=[YR=2016] S11 E20 N20 W20 S9\$ N6 W7 S6\$ N6 E7 N3 E20 N38\$.											