LOT 655
IN OR 2027/858
HERON ISLES PHASE THREE A

OGLESBY JUSTIN M & MIRANDA G
82100 CHICKADEE LN
YULEE, FL 32097

2023

37-3N-28-0742-0655-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

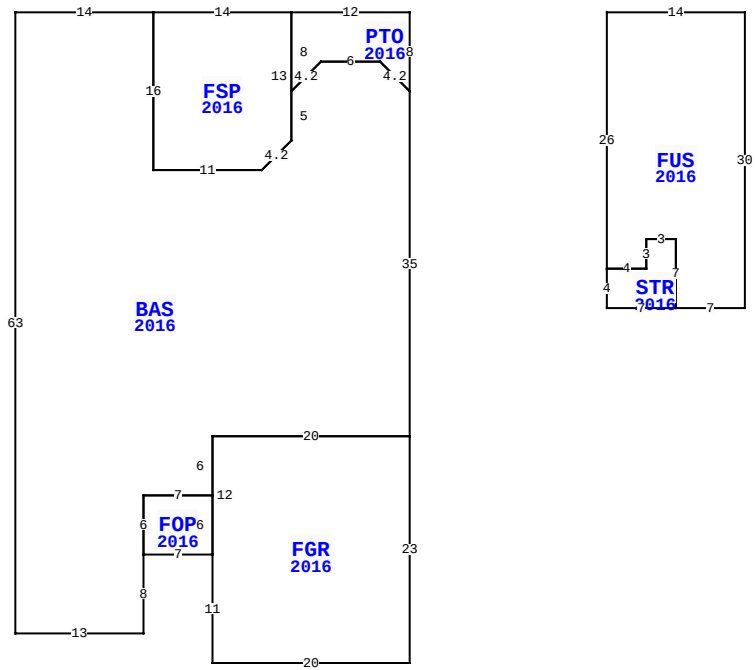
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100	1,734	196,352
FGR	460	55	253	28,648
FOP	42	30	13	1,472
FSP	220	40	88	9,965
FUS	383	100	383	43,370
PTO	69	5	3	339
STR	37	10	4	453
TOTALS	2,945		2,478	280,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,478	97.8048	116.14	287,795	2016	2016	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2017 Heated Area: 2117 HX Base Yr 2017



82100 CHICKADEE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,600
TOTAL MARKET OB/XF VALUE		3,283
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		338,883
SOH/AGL Deduction		137,349
ASSESSED VALUE		201,534
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,534
TOTAL JUST VALUE		338,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531100	NEW CONSTR	265,970	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2027/0858	1/27/2016	WD	Q	I	01	204,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: OGLESBY JUSTIN M &						
1996/1258	8/05/2015	WD	Q	V	05	105,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W12 FSP=[YR=2016] W14 BAS=[YR=2016] W14 S63 E13 N8 FOP=[YR=2016] E7 FGR=[YR=2016] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 N6 E20 N35 L3 U3 W6 D3 L3 S5 D3 L3 W11 N16$ S16 E11 R3 U3 N13$ S8 R3 U3 E6 D3 R3 N8$ PTR= E20 FUS=[YR=2016] E14 S30 W7 STR=[YR=2016] W7 N4 E4 N3 E3 S7$ N7 W3 S3 W4 N26$ W20$.

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
1	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2016	2016	3	97	378	
2	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20	5.20	100	2016	2016	3	97	2,905	

LAND DESCRIPTION

TOTAL OB/XF 3,283

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS