LOT 660
IN OR 2046/309
HERON ISLES PHASE THREE A

DOUGLAS ISIAH & TONJA C
82010 CHICKADEE LN
YULEE, FL 32097

2023

37-3N-28-0742-0660-0000

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	11	CLAY TILE 90
Interior Floo	14	CARPET 10
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

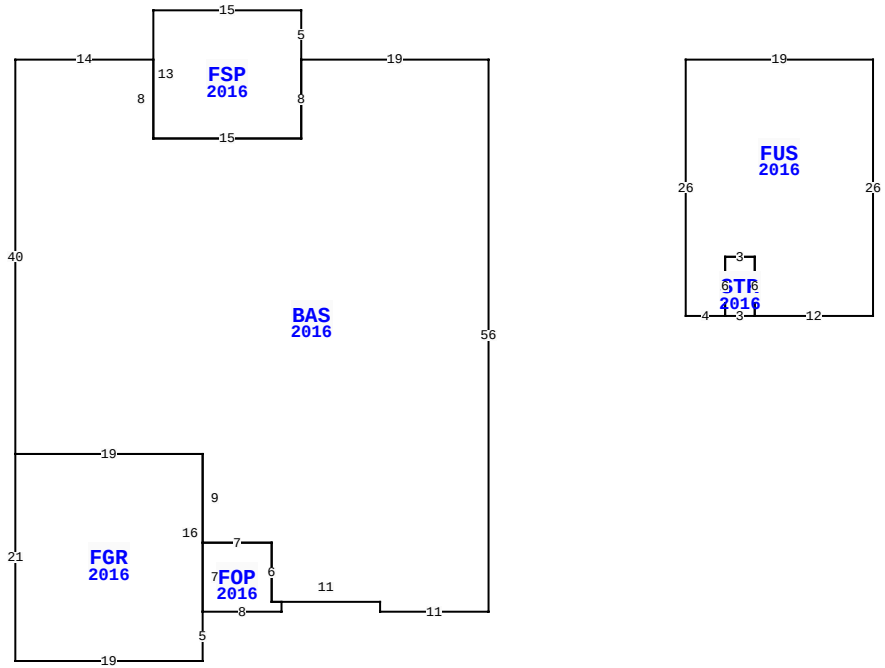
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2,204	264,895
FGR	399	55	219	26,321
FOP	50	30	15	1,803
FSP	195	40	78	9,375
FUS	476	100	476	57,210
STR	18	10	2	241
TOTALS	3,342		2,994	359,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,994	103.8042	123.27	369,070	2016	2016	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 2680 HX Base Yr



82010 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		359,843
TOTAL MARKET OB/XF VALUE		11,108
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		425,951
SOH/AGL Deduction		0
ASSESSED VALUE		425,951
TOTAL EXEMPTION VALUE	13	425,951
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		425,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531562	CO ISSUED	0	06/04/2016
B1531562	NEW CONSTR	325,179	12/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2046/0309	5/11/2016	WD	Q	I	01	270,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DOUGLAS ISIAH & TON						
2001/1741	9/09/2015	WD	Q	V	05	105,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 FSP=[YR=2016] N5 W15 S13 E15 N8$ S8 W15 N8 W14 S40 FGR=[YR=2016] S21 E19 N5 FOP=[YR=2016] E8 N1 W1 N6 W7 S7$ N16 W19$ E19 S9 E7 S6 E11 S1 E11 N56$ PTR= E20 FUS=[YR=2016] E19 S26 W12 STR=[YR=2016] W3 N6 E3 S6$ N6 W3 S6 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	10	3	30.00	SF	6.50	6.50	100	2016	2016	3	97	189	
2	0811	CONCRETE B	0	100	0	0	601.00	SF	5.20	5.20	100	2016	2016	3	97	3,031	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	
5	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2016	2016	3	92	5,652	

LAND DESCRIPTION

TOTAL OB/XF 11,108

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