

LOT 663
HERON ISLES PHASE THREE A
PBK 8/79

BROCKWAY AMARAE & RONALD
96010 GRAY HERON CT
YULEE, FL 32097

2023

37-3N-28-0742-0663-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	10	ABOVE AVG 100	0900	01	2,592	100.7424	119.63	310,081	2016	2016	0	0	2.50	97.50	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 2215 HX Base Yr												
Roof Cover	03	COMP SHNGL 100															VALUATION BY											
Interior Wall	05	DRYWALL 100															Tax Group: 4 Tax Dist:											
Interior Floo	11	CLAY TILE 60															BUILDING MARKET VALUE 302,329											
Interior Floo	13	LVT/LAMMT 40															TOTAL MARKET OB/XF VALUE 9,036											
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 55,000											
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 366,365											
Bedrooms	5	100															SOH/AGL Deduction 77,862											
Bathrooms	2	100															ASSESSED VALUE 288,503											
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE 0											
Stories	1.	1. 100															BASE TAXABLE VALUE 288,503											
Units	0	100	TOTAL JUST VALUE 366,365																									
Occupancy	00	NONE 100	NCON VALUE 0																									
			INCOME VALUE																									
			PREVIOUS YEAR MKT VALUE 290,810																									
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	2,215	100	2,215	258,356																								
FGR	590	55	324	37,791																								
FOP	51	30	15	1,749																								
FOP	128	30	38	4,432																								
TOTALS			2,984	2,592	302,329																							
EXTRA FEATURES			82007 CHICKADEE LN, YULEE																									
L N	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	0	12	3			6.50	100	2016	2016	3	97	227													
2	0811	CONCRETE B	0	0	0	0			5.20	100	2016	2016	3	97	4,978													
3	0479	VF PICKET	0	0	0	0			10.00	100	2016	2016	3	92	1,159													
4	0470	VNYL GATE	0	0	0	0			300.00	100	2016	2016	3	92	552													
5	0476	VF 6 SBPL	0	0	0	0			32.00	100	2016	2016	3	92	2,120													
TOTAL OB/XF 9,036																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000											
REVIEW DATE 08/09/2016 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																												