

LOT 665
HERON ISLES PHASE THREE A
PBK 8/79

CAMPOS CHARLES T/TILTON MARJORIE FEBBY
82023 CHICKADEE LANE
YULEE, FL 32097

2023

37-3N-28-0742-0665-0000



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	PAGE 1 of 1 4													
Exterior Wall	10	ABOVE AVG 90	0900	01	3,017	92.1564	109.44	330,180	2015	2015	0	0	0	3.05	96.95	VALUATION BY STANDARD												
Exterior Wall	21	STONE 10	1 SNGL FAM - 100% - 2023													Heated Area: 2470 HX Base Yr												
Roof Structur	03	GABLE/HIP 100															Tax Group: 4 Tax Dist:											
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 320,110											
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 59,616											
Interior Floo	13	LVT/LAMMT 70															TOTAL LAND VALUE - MARKET 55,000											
Interior Floo	14	CARPET 30															TOTAL MARKET VALUE 434,726											
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 0											
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 434,726											
Bedrooms	4	100															TOTAL EXEMPTION VALUE 13 434,726											
Bathrooms	3	100															BASE TAXABLE VALUE 0											
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 434,726											
Stories	1.	1. 100	NCON VALUE 48,880																									
Units	0	100	INCOME VALUE																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 304,855																									
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	2,470	100	2,470	262,072																								
FGR	620	55	341	36,181																								
FOP	194	30	58	6,154																								
FSP	368	40	147	15,597																								
PTO	24	5	1	106																								
TOTALS			3,676	3,017	320,110																							
EXTRA FEATURES					82023 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	0 100	10 3	30.00	SF	6.50	6.50	100	2015	2015	3	96	187														
2	0812	CONCRETE C	0 100	0 0	2,292.00	SF	4.00	4.00	100	2015	2015	3	96	8,801														
3	0476	VF 6 SBPL	0 100	0 0	50.00	LF	32.00	32.00	100	2016	2016	3	92	1,472														
4	0470	VNYL GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276														
5	0911	SCRN RM A	0 100	24 34	816.00	SF	17.50	17.50	100	2022	2022	3	100	14,280														
6	0861	POOL GUNIT	0 100	0 0	348.00	SF	85.00	85.00	100	2022	2022	3	100	29,580														
7	0855	CONC PAVER	0 100	0 0	502.00	SF	10.00	10.00	100	2022	2022	3	100	5,020														
TOTAL OB/XF 59,616																												
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000											
REVIEW DATE 11/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																												