

STANBERRY DANIEL & AMIE
82051 CHICKADEE LN
YULEE, FL 32097

37-3N-28-0742-0671-0000

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	3,435	96.2136		114.25	392,449	2015	2015	0	0	0	3.00	97.00	VALUATION BY																									
Roof Structure		08	IRREGULAR 100		1 SNGL FAM - 100% - 2016										Heated Area: 2947										HX Base Yr 2016										STANDARD									
Roof Cover		03	COMP SHNGL 100																						Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										380,676									
Interior Floor		14	CARPET 60																						TOTAL MARKET OB/XF VALUE										81,850									
Interior Floor		11	CLAY TILE 40																						TOTAL LAND VALUE - MARKET										55,000									
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										517,526									
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										218,120									
Bedrooms			5 100																						ASSESSED VALUE										299,406									
Bathrooms			3.5 100																						TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										249,406									
Stories		2.	2. 100																						TOTAL JUST VALUE										517,526									
Units		00	0 100																						NCON VALUE										0									
Occupancy		00	NONE 100																						INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										401,665									
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	1,488	100	1,488	164,904																																								
FGR	726	55	399	44,218																																								
FOP	60	30	18	1,995																																								
FOP	170	30	51	5,652																																								
FUS	1,459	100	1,459	161,690																																								
PTO	18	5	1	111																																								
PTO	322	5	16	1,773																																								
STR	33	10	3	333																																								
TOTALS	4,276		3,435	380,676																																								
EXTRA FEATURES					82051 CHICKADEE LN, YULEE										BLD DATE										LGL DATE																			
															XF DATE										LAND DATE																			
															INC DATE										AG DATE																			
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	0 0	66.00	SF	6.50	6.50	100	2015	2015	3	96	412																														
2	0811	CONCRETE B	0 100	0 0	945.00	SF	5.20	5.20	100	2015	2015	3	96	4,717																														
3	0476	VF 6 SBPL	0 100	0 0	140.00	LF	32.00	32.00	100	2016	2016	3	92	4,122																														
4	0470	VNYL GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276																														
5	1076	TRELLIS A	0 100	10 6	60.00	SF	7.50	7.50	100	2019	2019	3	93	419																														
6	0861	POOL GUNIT	0 100	40 20	800.00	SF	72.25	72.25	100	2020	2020	3	95	54,910																														
7	0877	JACUZZI	0 100	0 0	1.00	UT	1,000.00	1,000.00	100	2020	2020	3	93	930																														
8	0871	POOL HTR R	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860																														
9	0855	CONC PAVER	0 100	0 0	615.00	SF	10.00	10.00	100	2020	2020	3	99	6,089																														
10	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465																														
LAND DESCRIPTION					TOTAL OB/XF										77,200																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																											

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