

LOT 672
IN OR 1970/1759
HERON ISLES PHASE THREE A

ECKERS ISAAC T & KAILA L B
82063 CHICKADEE LN
YULEE, FL 32097

2023

37-3N-28-0742-0672-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC 4038.00

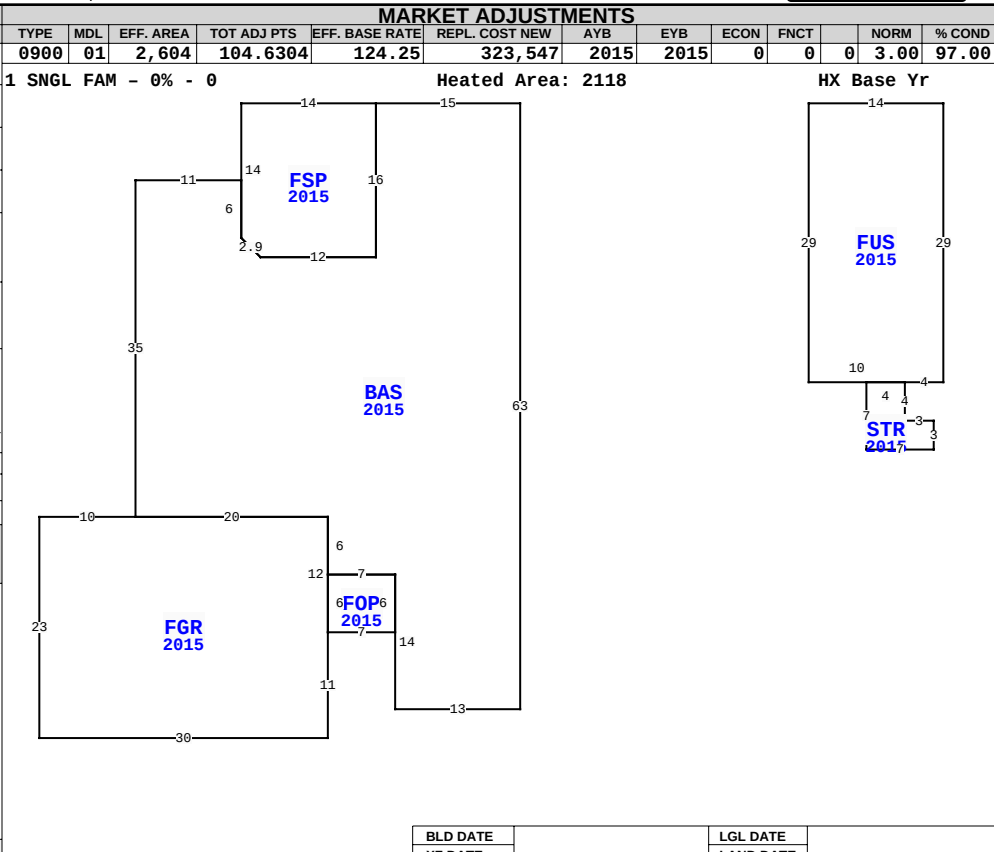
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	206,335
FGR	690	55	380	45,799
FOP	42	30	13	1,567
FSP	222	40	89	10,726
FUS	406	100	406	48,933
STR	37	10	4	482

TOTALS	3,109		2,604	313,841
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EXTRA FEATURES

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	0	0			972.00	SF	6.50				6,065	
2	0476	VF 6 SBPL	0	0	0	0			150.00	LF	32.00				4,320	
3	0470	VNYL GATE	0	0	0	0			1.00	UT	300.00				270	

LAND DESCRIPTION			TOTAL OB/XF 10,655													
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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00



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

TOTAL OB/XF 10,655																
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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		313,841	
TOTAL MARKET OB/XF VALUE		10,655	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		379,496	
SOH/AGL Deduction		82,576	
ASSESSED VALUE		296,920	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		296,920	
TOTAL JUST VALUE		379,496	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		299,157	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2005400	H/AC	0	07/01/2020
B1429618	CO ISSUED	0	02/23/2015
B1429618	NEW CONSTR	272,049	11/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1970/1759	3/27/2015	WD	Q	I	01	212,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: ECKERS ISAAC T & KA							
1946/0464	11/04/2014	WD	Q	V	05	70,000	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FSP=[YR=2015] W14 S14 D2 R2 E12 N16 \$ S16 W12 U2 L2 N6 W11 S35 FGR=[YR=2015] W10 S23 E30 N11 FOP=[YR=2015] E7 N6 W7 S6 \$ N12 W20\$ E20 S6 E7 S14 E13 N63 \$ PTR= E30 FUS=[YR=2015] E14 S29 W4 STR=[YR=2015] S4 E3 S3 W7 N7 E4\$ W10 N29 \$W30\$.