

LOT 675
HERON ISLES PHASE THREE A
PBK 8/79

KAMAY KEVIN E & JENNIFER L
82103 CHICKADEE LANE
YULEE, FL 32097

2023

37-3N-28-0742-0675-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,124	100	1,124	122,428
FGR	750	55	412	44,875
FOP	64	30	19	2,070
FOP	164	30	49	5,337
FUS	1,430	100	1,430	155,758
STR	32	10	3	327

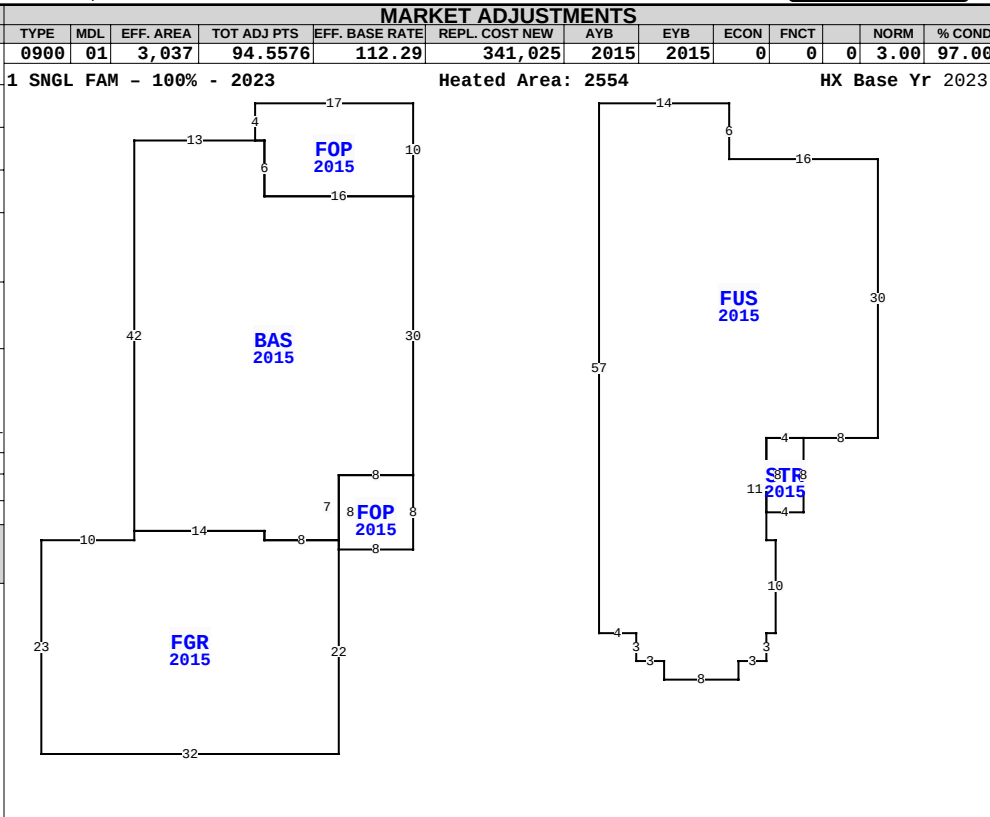
TOTALS	3,564		3,037	330,794
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EXTRA FEATURES

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	100	0	0	885.00	SF	6.50	6.50	100	2015	2015	3	96	5,522	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2016	2016	3	92	4,416	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	

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							



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

82103 CHICKADEE LN, YULEE																
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TOTAL OB/XF

10,490																
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	330,794		
TOTAL MARKET OB/XF VALUE	10,490		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	396,284		
SOH/AGL Deduction	0		
ASSESSED VALUE	396,284		
TOTAL EXEMPTION VALUE	HX HB VX		
BASE TAXABLE VALUE	341,284		
TOTAL JUST VALUE	396,284		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	312,257		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530456	CO ISSUED	0	10/23/2015
B1530456	NEW CONSTR	321,970	05/01/2015

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B1530456	CO ISSUED	0	10/23/2015
B1530456	NEW CONSTR	321,970	05/01/2015

BUILDING NOTES						
BUILDING DIMENSIONS						
FOP=[YR=2015] W17 S4 BAS=[YR=2015] W13 S42 FGR=[YR=2015] S1 W10 S23 E32 N22 FOP=[YR=2015] E8 N8 W8 S8\$ N1 W8 N1 W14\$ E14 S1 E8 N7 E8 N30 W16 N6 W1\$ E1 S6E16 N10\$ PTR=E20 FUS=[YR=2015] E14 S6 E16 S30 W8 STR=[YR=2015] S8 W4 N8E4\$ W4 S11 E1 S10 W1 S3 W3 S2 W8 N2 W3 N3 W4 N57\$ W20\$.						