

LOT 654
HERON ISLES PHASE THREE A
PBK 8/79

SN FLORIDA II LLC
8390 E VIA SE VENTURA F-110, #303
SCOTTSDALE, AZ 85258

2024

37-3N-28-0742-0654-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,759	100	1,759	194,647
FGR	400	55	220	24,345
FOP	42	30	13	1,439
FOP	116	30	35	3,873
TOTALS	2,317		2,027	224,303

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	0	0	0	560.00	SF	5.20	5.20	
3	0479	VF PICKET	0	0	0	0	45.00	LF	10.00	10.00	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	
5	1242	WD DECK A	0	0	12	16	192.00	SF	5.00	5.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,027	120.0892	114.08	231,240	2016	2016	0	0	3.00	97.00
1 SINGLE FAM - 0% - 2023											
Heated Area: 1759											
HX Base Yr											

82114 CHICKADEE LN, YULEE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			224,303
TOTAL MARKET OB/XF VALUE			4,481
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			283,784
SOH/AGL Deduction			0
ASSESSED VALUE			283,784
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			283,784
TOTAL JUST VALUE			283,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531563	CO ISSUED	0	04/15/2016
B1531563	NEW CONSTR	219,815	12/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2579/1155	7/21/2022	WD Q	Q	I	01
GRANTOR: KILBANE JOHN T					
GRANTEE: SN FLORIDA II LLC					
2376/1042	7/15/2020	WD Q	Q	I	01
GRANTOR: EDWARDS PHILIP M & JE					
GRANTEE: KILBANE JOHN T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W11 FOP=[YR=2016] W15 S8 E12 R3 U3 N5\$ S5 D3 L3 W12 N16 W14 S63 E13 N8 FOP=[YR=2016] E7 FGR=[YR=2016] S11 E20 N20 W20 S9\$ N6 W7 S6\$ N6 E7 N3 E20 N38\$.											