

LOT 656
HERON ISLES PHASE THREE A
PBK 8/79

WILLIAM MICHAEL B &/DUNLAP TAYLOR
82088 CHICKADEE LN
YULEE, FL 32097

2024

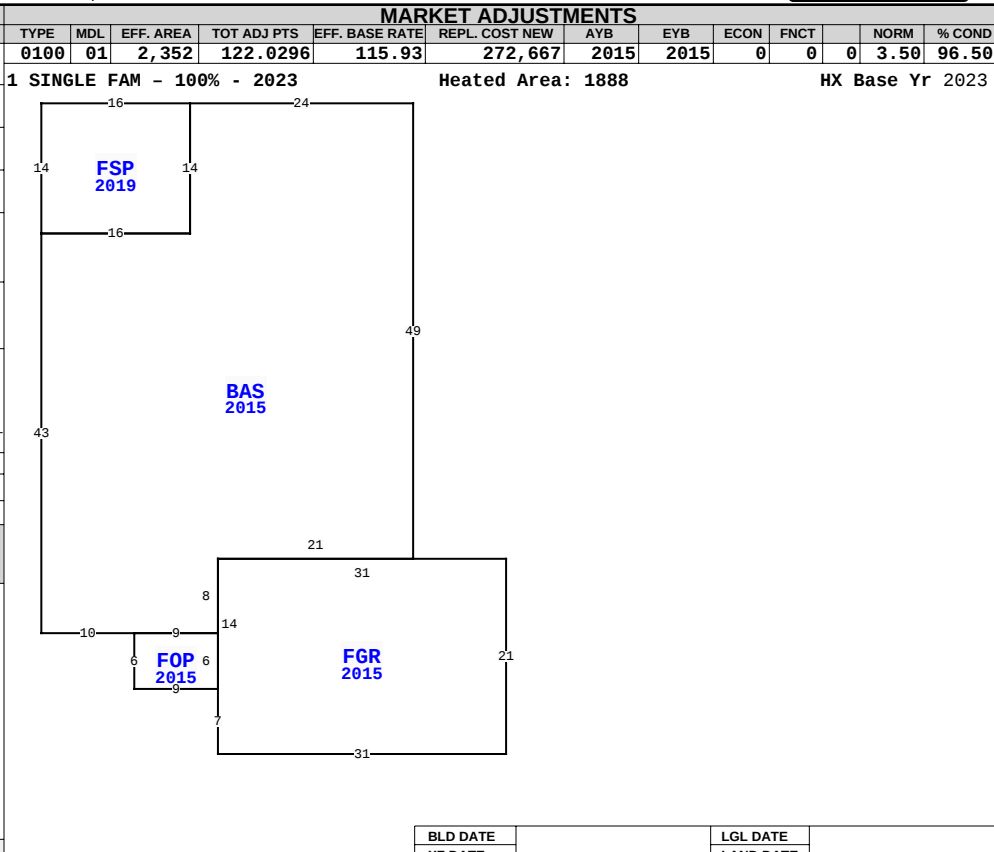
37-3N-28-0742-0656-0000



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	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,888	100	1,888	211,215
FGR	651	55	358	40,050
FOP	54	30	16	1,790
FSP	224	40	90	10,069
TOTALS	2,817		2,352	263,124



82088 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	14 3	42.00	SF	6.50	6.50	100	2015	2015	3	95	259	
2	0811	CONCRETE B	0 100	0 0	944.00	SF	5.20	5.20	100	2015	2015	3	95	4,663	

LAND DESCRIPTION										TOTAL OB/XF							4,922	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	000100	C	SFR	100		PUD	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															STANDARD									
VALUATION BY															Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE															263,124									
TOTAL MARKET OB/XF VALUE															4,922									
TOTAL LAND VALUE - MARKET															55,000									
TOTAL MARKET VALUE															323,046									
SOH/AGL Deduction															0									
ASSESSED VALUE															323,046									
TOTAL EXEMPTION VALUE															55,000									
BASE TAXABLE VALUE															268,046									
TOTAL JUST VALUE															323,046									
NCON VALUE															0									
INCOME VALUE															0									
PREVIOUS YEAR MKT VALUE															330,461									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531049	CO ISSUED	0	12/30/2015
B1531049	NEW CONSTR	250,421	08/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2384/0811	7/27/2020	WD	Q	I	02	265,000	
GRANTOR: GRIFFITH JAMES & CARO							
GRANTEE: WILLIAMS MICHAEL B							
2022/0982	12/31/2015	WD	Q	I	01	202,900	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: GRIFFITH JAMES & CA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W24 FSP=[YR=2019] W16 S14 E16 N14\$ S14 W16 S43 E10 FOP=[YR=2015] S6 E9 FGR=[YR=2015] S7 E31 N21 W31 S14\$ N6 W9\$ E9 N8 E21 N49\$.									