LOT 657
IN OR 2010/1032
HERON ISLES PHASE THREE A

PICKERING WAYNE F
82074 CHICKADEE LN
YULEE, FL 32097

2024

37-3N-28-0742-0657-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

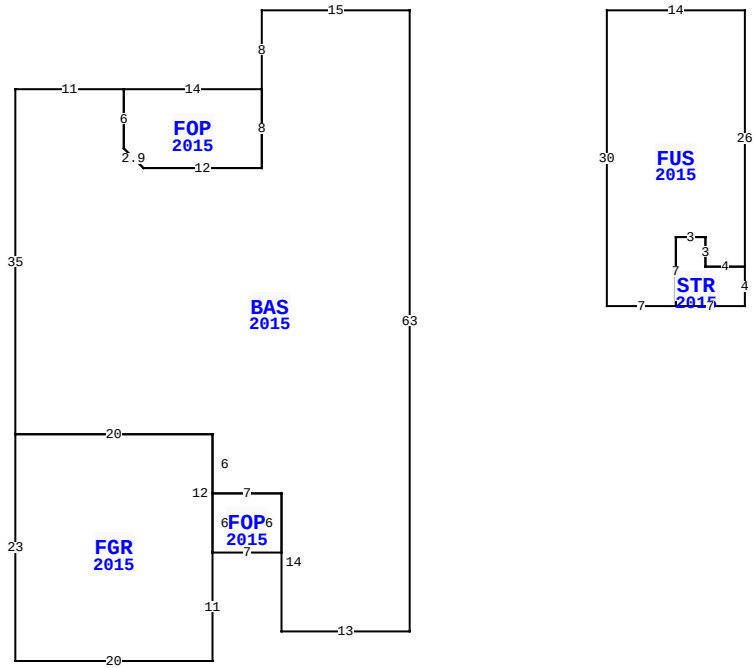
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,712	100	1,712	206,576
FGR	460	55	253	30,528
FOP	42	30	13	1,569
FOP	110	30	33	3,982
FUS	383	100	383	46,214
STR	37	10	4	483
TOTALS	2,744		2,398	289,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,398	131.6238	125.04	299,846	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2016 Heated Area: 2095 HX Base Yr 2016



82074 CHICKADEE LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,351
TOTAL MARKET OB/XF VALUE		3,859
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		348,210
SOH/AGL Deduction		143,290
ASSESSED VALUE		204,920
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,920
TOTAL JUST VALUE		348,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530688	CO ISSUED	0	10/15/2015
B1530688	NEW CONSTR	260,813	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2010/1032	10/20/2015	WD	Q	I	02	219,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PICKERING WAYNE F						
1984/0237	6/04/2015	WD	Q	V	05	105,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 S8 FOP=[YR=2015] W14 S6 D2 R2 E12 N8$ S8 W12 U2 L2 N6 W11 S35 FGR=[YR=2015] S23 E20 N11 FOP=[YR=2015] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$ PTR=E20 FUS=[YR=2015] E14 S26 STR=[YR=2015] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N30$ W20$.

EXTRA FEATURES

LN	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	625.00	SF	6.50	6.50	100	2015	2015	3	95	3,859	

LAND DESCRIPTION

TOTAL OB/XF 3,859

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS