LOT 662
HERON ISLES PHASE THREE A
PBK 8/79

DAILEY KYLE BENTON
82001 CHICKADEE LN
YULEE, FL 32097

2024

37-3N-28-0742-0662-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

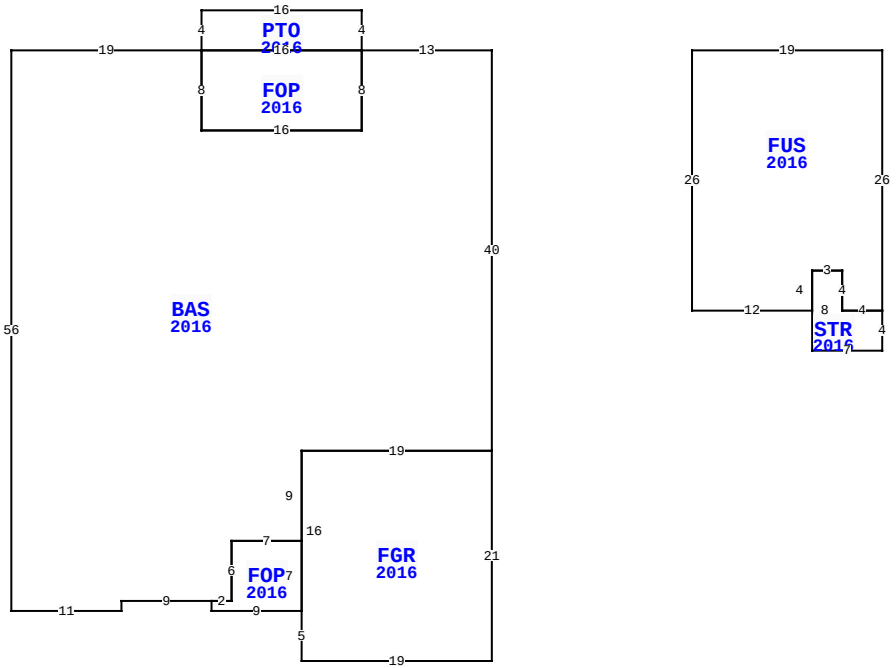
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100	2,196	248,585
FGR	399	55	219	24,790
FOP	51	30	15	1,698
FOP	128	30	38	4,302
FUS	482	100	482	54,562
PTO	64	5	3	340
STR	40	10	4	453
TOTALS	3,360		2,957	334,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,957	122.8392	116.70	345,082	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2678 HX Base Yr 2017



82001 CHICKADEE LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		334,730
TOTAL MARKET OB/XF VALUE		3,315
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		393,045
SOH/AGL Deduction		146,642
ASSESSED VALUE		246,403
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,403
TOTAL JUST VALUE		393,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531206	CO ISSUED	0	02/18/2016
B1531206	NEW CONSTR	322,545	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/1121	12/07/2021	QC	U	I	11	100
GRANTOR: DAILEY KYLE BENTON &						
GRANTEE: DAILEY KYLE						
2029/0299	2/15/2016	WD	Q	I	01	239,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DAILEY KYLE BENTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W13 PTO=[YR=2016] N4 W16 S4 E16$
FOP=[YR=2016] W16 S8 E16 N8 $ S8 W16 N8 W19 S56 E11 N1 E9
FOP=[YR=2016] S1 E9 FGR=[YR=2016] S5 E19 N21 W19 S16$ N7 W7
S6 W2$ E2 N6 E7 N9 E19 N40$ PTR= E20 FUS=[YR=2016] E19 S26
STR=[YR=2016] S4 W7 N8 E3 S4 E4$ W4 N4 W3 S4 W12 N26$ 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	12	3	36.00	SF	6.50	6.50	100	2016	2016	3	96	225	
2	0811	CONCRETE B	0	100	0	0	619.00	SF	5.20	5.20	100	2016	2016	3	96	3,090	

LAND DESCRIPTION

TOTAL OB/XF 3,315

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS