

LOT 663
HERON ISLES PHASE THREE A
PBK 8/79

BROCKWAY AMARAE & RONALD
82007 CHICKADEE LN
YULEE, FL 32097

2024

37-3N-28-0742-0663-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 60		
Interior Floo	13	LVT/LAMMT 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
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	2,215	100	2,215	251,316
FGR	590	55	324	36,761
FOP	51	30	15	1,702
FOP	128	30	38	4,312
TOTALS	2,984		2,592	294,090

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,592	123.1296	116.97	303,186	2016	2016	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2024						Heated Area: 2215		HX Base Yr 2024			
The site map shows a property layout with three labeled areas: BAS 2016 (a large central area), FOP 2016 (a small rectangular area at the top), and FGR 2016 (a rectangular area at the bottom right). Dimensions are provided for various segments of the boundaries. The top boundary segments are 19, 16, and 13. The right boundary segments are 41, 10, 5, 21, 10, 4, and 19. The bottom boundary segments are 11, 9, 2, 9, 5, and 19. The left boundary segment is 56. Internal dimensions include 8, 16, 8, 16, 8, 7, 15, 6, 2, 10, and 4.											
BLD DATE				LGL DATE							
XF DATE				LAND DATE							