

LOT 665
HERON ISLES PHASE THREE A
PBK 8/79

CAMPOS CHARLES T
82023 CHICKADEE LANE
YULEE, FL 32097

2024

37-3N-28-0742-0665-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	10	ABOVE AVG 90	0100	01	3,017	112.6356	107.00	322,819	2015	2015	0	0	0	3.55	96.45	VALUATION BY STANDARD												
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2023													Heated Area: 2470 HX Base Yr												
Roof Structure	03	GABLE/HIP 100														Tax Group: 4 Tax Dist:												
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 311,359												
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 58,465												
Interior Floor	13	LVT/LAMMT 70														TOTAL LAND VALUE - MARKET 55,000												
Interior Floor	14	CARPET 30														TOTAL MARKET VALUE 424,824												
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 0												
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 424,824												
Bedrooms	4	100														TOTAL EXEMPTION VALUE 13 424,824												
Bathrooms	3	100														BASE TAXABLE VALUE 0												
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 424,824												
Stories	1.	1. 100	NCON VALUE 0																									
Units	0	100	INCOME VALUE																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 434,726																									
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	2,470	100	2,470	254,908																								
FGR	620	55	341	35,192																								
FOP	194	30	58	5,986																								
FSP	368	40	147	15,171																								
PTO	24	5	1	103																								
TOTALS		3,676	3,017	311,359																								
EXTRA FEATURES																82023 CHICKADEE LN, YULEE												
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	10	3	30.00	SF	6.50	6.50	100	2015	2015	3	95	185												
2	0812	CONCRETE C	0	100	0	0	2,292.00	SF	4.00	4.00	100	2015	2015	3	95	8,710												
3	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2016	2016	3	90	1,440												
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270												
5	0911	SCRN RM A	0	100	24	34	816.00	SF	17.50	17.50	100	2022	2022	3	97	13,852												
6	0861	POOL GUNIT	0	100	0	0	348.00	SF	85.00	85.00	100	2022	2022	3	98	28,988												
7	0855	CONC PAVER	0	100	0	0	502.00	SF	10.00	10.00	100	2022	2022	3	100	5,020												
TOTAL OB/XF 58,465																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 07/01/2024 BY NW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS																												