LOT 674
HERON ISLES PHASE THREE A
PBK 8/79

COLEMAN CHASE
82089 CHICKADEE LN
YULEE, FL 32097

2024

37-3N-28-0742-0674-0000

BUILDING CHARACTERISTICS

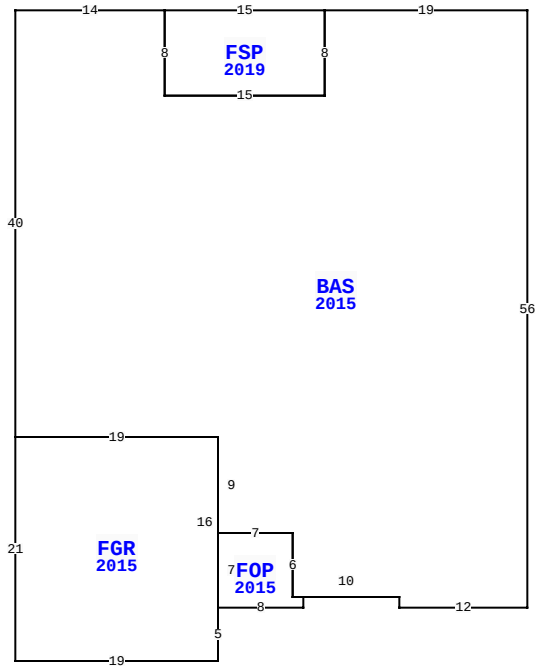
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	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	2,205	100	2,205	249,955
FGR	399	55	219	24,826
FOP	50	30	15	1,700
FSP	120	40	48	5,442
TOTALS	2,774		2,487	281,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,487	123.6576	117.47	292,148	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2205 HX Base Yr 2022



82089 CHICKADEE LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,923
TOTAL MARKET OB/XF VALUE		3,674
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		340,597
SOH/AGL Deduction		46,320
ASSESSED VALUE		294,277
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		244,277
TOTAL JUST VALUE		340,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530142	CO ISSUED	0	08/10/2015
B1530142	NEW CONSTR	266,723	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2426/1654	1/19/2021	WD	Q	I	01	300,000
GRANTOR: DAVIS JOSHUA CORBETT						
GRANTEE: COLEMAN CHASE						
1997/1340	8/14/2015	WD	Q	I	01	199,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DAVIS JOSHUA CORBET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W19 FSP=[YR=2019] W15 S8 E15 N8$ S8 W15 N8 W14 S40 FGR=[YR=2015] S21 E19 N5 FOP=[YR=2015] E8 N1 W1 N6 W7 S7$ N16 W19$ E19 S9 E7 S6 E10 S1 E12 N56$.

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	595.00	SF	6.50	6.50	100	2015	2015	3	95	3,674	

LAND DESCRIPTION

TOTAL OB/XF 3,674

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