

LOT 675
HERON ISLES PHASE THREE A
PBK 8/79

KAMAY KEVIN E & JENNIFER L
82103 CHICKADEE LANE
YULEE, FL 32097

2024

37-3N-28-0742-0675-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

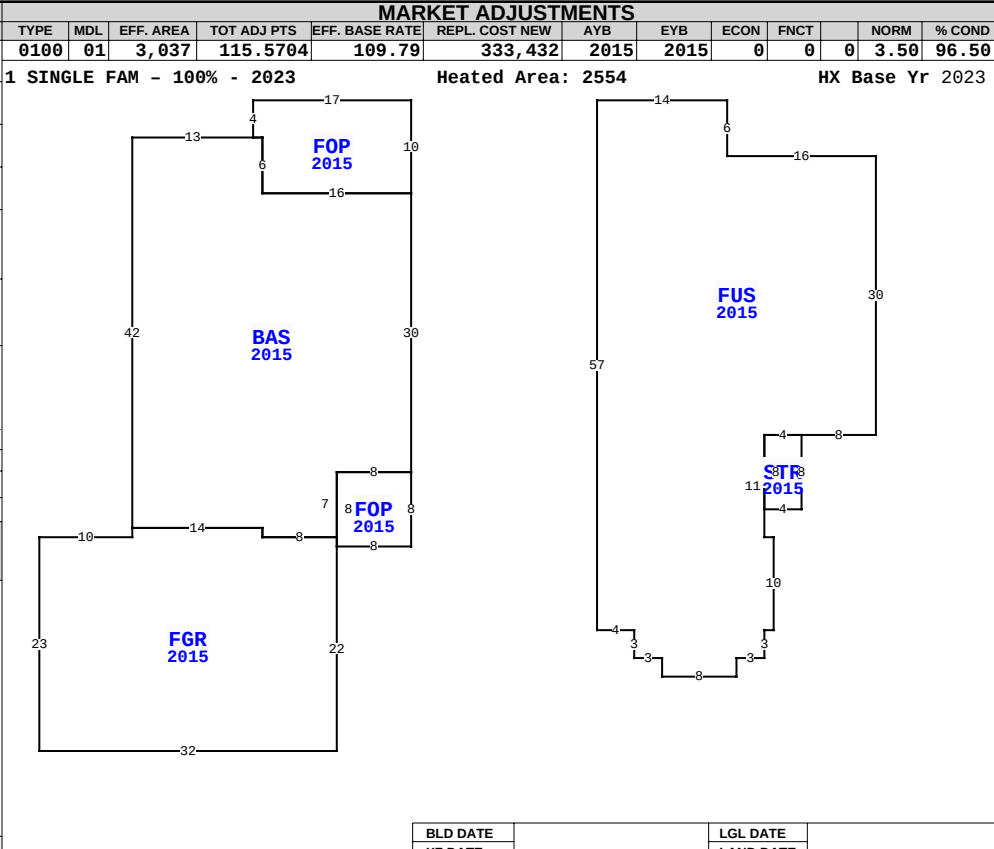
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,124	100	1,124	119,085
FGR	750	55	412	43,650
FOP	64	30	19	2,013
FOP	164	30	49	5,192
FUS	1,430	100	1,430	151,505
STR	32	10	3	317

TOTALS	3,564		3,037	321,762
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	885.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
10,325											

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10,325											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	321,762		
TOTAL MARKET OB/XF VALUE	10,325		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	387,087		
SOH/AGL Deduction	0		
ASSESSED VALUE	387,087		
TOTAL EXEMPTION VALUE	HX HB VX		
BASE TAXABLE VALUE	332,087		
TOTAL JUST VALUE	387,087		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	396,284		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530456	CO ISSUED	0	10/23/2015
B1530456	NEW CONSTR	321,970	05/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2601/1191	11/04/2022	WD	Q	I	01	478,000	
GRANTOR: EVANS TAIJAE W & MEGA							
GRANTEE: KAMAY KEVIN E & JEN							
2404/1608	10/29/2020	WD	Q	I	01	328,000	
GRANTOR: IGLIO LAUREN							
GRANTEE: EVANS TAIJAE W & ME							

BUILDING NOTES											
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BUILDING DIMENSIONS

FOP=[YR=2015] W17 S4 BAS=[YR=2015] W13 S42 FGR=[YR=2015] S1 W10 S23 E32 N22 FOP=[YR=2015] E8 N8 W8 S8\$ N1 W8 N1 W14\$ E14 S1 E8 N7 E8 N30 W16 N6 W1\$ E1 S6E16 N10\$ PTR=E20 FUS=[YR=2015] E14 S6 E16 S30 W8 STR=[YR=2015] S8 W4 N8E4\$ W4 S11 E1 S10 W1 S3 W3 S2 W8 N2 W3 N3 W4 N57\$ W20\$.