LOT 654
HERON ISLES PHASE THREE A
PBK 8/79

SN FLORIDA II LLC
8390 E VIA SE VENTURA F-110, #303
SCOTTSDALE, AZ 85258

2025

37-3N-28-0742-0654-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

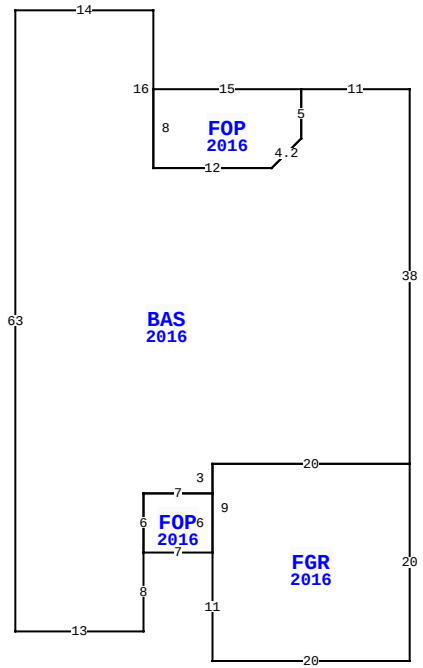
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,759	100	2016	1,759	194,577
FGR	400	55	2016	220	24,336
FOP	42	30	2016	13	1,438
FOP	116	30	2016	35	3,872
TOTALS	2,317			2,027	224,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,027	114.6306	114.63	232,355	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1759 HX Base Yr



82114 CHICKADEE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	224,223
TOTAL MARKET OB/XF VALUE	4,402
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	293,625
SOH/AGL Deduction	0
ASSESSED VALUE	293,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,625
TOTAL JUST VALUE	293,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531563	CO ISSUED	0	04/15/2016
B1531563	NEW CONSTR	219,815	12/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/1155	7/21/2022	WD	Q	I	01	395,000
GRANTOR: KILBANE JOHN T						
GRANTEE: SN FLORIDA II LLC						
2376/1042	7/15/2020	WD	Q	I	01	252,000
GRANTOR: EDWARDS PHILIP M & JE						
GRANTEE: KILBANE JOHN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 FOP=[YR=2016] W15 S8 E12 R3 U3 N5$ S5 D3 L3 W12 N16 W14 S63 E13 N8 FOP=[YR=2016] E7 FGR=[YR=2016] S11 E20 N20 W20 S9$ N6 W7 S6$ N6 E7 N3 E20 N38$.

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	0	16	3	48.00	SF	6.50	6.50	100	2016	2016	3	95	296	
2	0811	CONCRETE B	0	0	0	0	560.00	SF	5.20	5.20	100	2016	2016	3	95	2,766	
3	0479	VF PICKET	0	0	0	0	45.00	LF	10.00	10.00	100	2016	2016	3	89	401	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
5	1242	WD DECK A	0	0	12	16	192.00	SF	5.00	5.00	100	2016	2016	3	70	672	

LAND DESCRIPTION

TOTAL OB/XF 4,402

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	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS