

LOT 656
HERON ISLES PHASE THREE A
PBK 8/79

WILLIAM MICHAEL B &/DUNLAP TAYLOR
75283 PLUMBAGO TRC
YULEE, FL 32097

2025

37-3N-28-0742-0656-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,888	100	2015	1,888	211,117
FGR	651	55	2015	358	40,032
FOP	54	30	2015	16	1,789
FSP	224	40	2019	90	10,064
TOTALS	2,817			2,352	263,003

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	14	3		42.00 SF 6.50	
2	0811	CONCRETE B	0	0	0	0		944.00 SF 5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,352	116.4828	116.48	273,961	2015	2015	0	0	0	4.00	96.00	
1 SINGLE FAM - 0% - 2025 Heated Area: 1888 HX Base Yr													
82088 CHICKADEE LN, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/13/2025 MLU													

TOTAL OB/XF													
4,922													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		263,003	
TOTAL MARKET OB/XF VALUE		4,922	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		332,925	
SOH/AGL Deduction		0	
ASSESSED VALUE		332,925	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		332,925	
TOTAL JUST VALUE		332,925	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,046	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531049	CO ISSUED	0	12/30/2015
B1531049	NEW CONSTR	250,421	08/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2384/0811	7/27/2020	WD	Q	I	02	265,000
GRANTOR: GRIFFITH JAMES & CARO						
GRANTEE: WILLIAMS MICHAEL B						
2022/0982	12/31/2015	WD	Q	I	01	202,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GRIFFITH JAMES & CA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W24 FSP=[YR=2019] W16 S14 E16 N14\$ S14 W16 S43 E10 FOP=[YR=2015] S6 E9 FGR=[YR=2015] S7 E31 N21 W31 S14\$ N6 W9\$ E9 N8 E21 N49\$.									