LOT 659
IN OR 2022/1047
HERON ISLES PHASE THREE A

SMITH JUSTIN MICHAEL & HANNAH
82036 CHICKADEE LN
YULEE, FL 32097

2025

37-3N-28-0742-0659-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

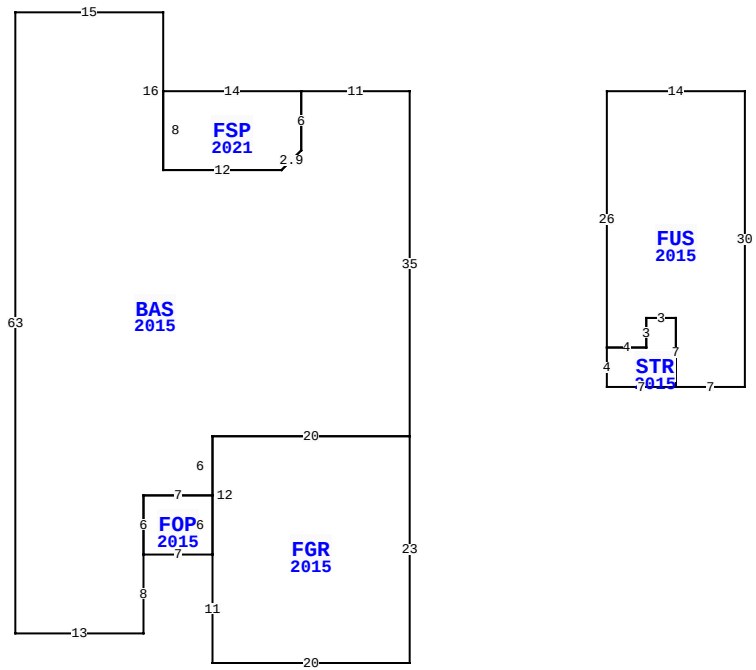
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,712	100	2015	1,712	202,104
FGR	460	55	2015	253	29,867
FOP	42	30	2015	13	1,535
FSP	110	40	2021	44	5,195
FUS	383	100	2015	383	45,214
STR	37	10	2015	4	472
TOTALS	2,744			2,409	284,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,409	122.9655	122.97	296,235	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2095 HX Base Yr



82036 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		284,386
TOTAL MARKET OB/XF VALUE		39,224
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		388,610
SOH/AGL Deduction		0
ASSESSED VALUE		388,610
TOTAL EXEMPTION VALUE	13	388,610
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		388,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105251	SWIM POOL	51,900	04/27/2021
B1530903	CO ISSUED	0	12/30/2015
B1530903	NEW CONSTR	261,047	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2022/1047	12/31/2015	WD	Q	I	01	199,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SMITH JUSTIN MICHAE						
1990/1345	7/09/2015	WD	Q	V	05	105,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W11 FSP=[YR=2021] W14 S8 E12 R2 U2 N6 $ S6 D2 L2 W12 N16 W15 S63 E13 N8 FOP=[YR=2015] E7FGR=[YR=2015] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 N6 E20 N35$ PTR= E20 FUS=[YR=2015] E14 S30 W7 STR=[YR=2015] W7 N4 E4 N3 E3 S7$ N7W3 S3 W4 N26$ W20$.

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	19	3	57.00	SF	6.50	6.50	100	2015	2015	3	95	352	
2	0811	CONCRETE B	0	100	47	16	752.00	SF	5.20	5.20	100	2015	2015	3	95	3,715	
3	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00	32.00	100	2016	2016	3	89	3,560	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
5	0861	POOL GUNIT	0	100	0	0	286.00	SF	85.00	85.00	100	2021	2021	3	93	22,608	
6	0855	CONC PAVER	0	100	0	0	881.00	SF	10.00	10.00	100	2021	2021	3	99	8,722	

LAND DESCRIPTION

TOTAL OB/XF 39,224

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/04/2021 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS