

LOT 660
IN OR 2046/309
HERON ISLES PHASE THREE A

DOUGLAS ISIAH & TONJA C
82010 CHICKADEE LN
YULEE, FL 32097

2025

37-3N-28-0742-0660-0000



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	11	CLAY TILE 90			
Interior Floo	14	CARPET 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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	2,204	100	2016	2,204	257,562
FGR	399	55	2016	219	25,593
FOP	50	30	2016	15	1,753
FSP	195	40	2016	78	9,115
FUS	476	100	2016	476	55,626
STR	18	10	2016	2	234

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,994	121.1049	121.10	362,573	2016	2016	0	0	3.50	96.50

1 SINGLE FAM - 100% - 2019 Heated Area: 2680 HX Base Yr

The diagram shows a large rectangular lot with several building footprints. The largest footprint is labeled 'BAS 2016' and is located in the center-left. To its right is a smaller footprint labeled 'FUS 2016'. Below 'BAS 2016' are two more small footprints labeled 'FGR 2016' and 'FOP 2016'. Dimensions are provided for each footprint and the overall lot dimensions. The lot is bounded by 40 on the left, 19 on the top, 12 on the bottom right, and 26 on the right. The 'BAS 2016' footprint has dimensions 15, 13, 8, and 15. The 'FUS 2016' footprint has dimensions 19, 26, 26, and 19. The 'FGR 2016' footprint has dimensions 21, 19, 16, and 9. The 'FOP 2016' footprint has dimensions 7, 6, 8, and 11.