

DAILEY KYLE BENTON
82001 CHICKADEE LN
YULEE, FL 32097

37-3N-28-0742-0662-0000

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 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories Units	1.5	1.5 100 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	SUBAREAMARKET VALUE
BAS	2,196	100	2016	2,196	248,490
FGR	399	55	2016	219	24,781
FOP	51	30	2016	15	1,697
FOP	128	30	2016	38	4,300
FUS	482	100	2016	482	54,541
PTO	64	5	2016	3	340
STR	40	10	2016	4	453
TOTALS	3,360			2,957	334,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,957	117.2556	117.26	346,738	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM - 100% - 2017 Heated Area: 2678 HX Base Yr 2017

The floor plan shows several interconnected rectangular areas representing different parts of the building. Labels include PTO (2016), FOP (2016), BAS (2016), FGR (2016), FUS (2016), and STR (2016). Dimensions are provided along the edges of each section.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		334,602
TOTAL MARKET OB/XF VALUE		3,280
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		402,882
SOH/AGL Deduction		149,333
ASSESSED VALUE		253,549
TOTAL EXEMPTION VALUE		HX HB 50,722
BASE TAXABLE VALUE		202,827
TOTAL JUST VALUE		402,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,045

PERMIT NUM DESCRIPTION AMT ISSUED

B1531206	C0 ISSUED	0	02/18/2016
B1531206	NEW CONSTR	322,545	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
2530/1121	12/07/2021	QC	U	I	11	100

GRANTOR: DAILEY KYLE BENTON &
GRANTEE: DAILEY KYLE
2029/0299 2/15/2016 WD Q I 01 239,500
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: DAILEY KYLE BENTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W13 PTO=[YR=2016] N4 W16 S4 E16\$
FOP=[YR=2016] W16 S8 E16 N8 \$ S8 W16 N8 W19 S56 E11 N1 E9
FOP=[YR=2016] S1 E9 FGR=[YR=2016] S5 E19 N21 W19 S16\$ N7 W7
S6 W2\$ E2 N6 E7 N9 E19 N40\$ PTR= E20 FUS=[YR=2016] E19 S26
STR=[YR=2016] S4 W7 N8 E3 S4 E4\$ W4 N4 W3 S4 W12 N26\$ W20\$.

EXTRA FEATURES

L N	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	12	3	36.00	SF	6.50	6.50	100	2016	2016	3	95	222	
2	0811	CONCRETE B	0 100	0	0	619.00	SF	5.20	5.20	100	2016	2016	3	95	3,058	

82001 CHICKADEE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

05/13/2025 MLU

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS