LOT 663
HERON ISLES PHASE THREE A
PBK 8/79

BROCKWAY AMARAE & RONALD
82007 CHICKADEE LN
YULEE, FL 32097

2025

37-3N-28-0742-0663-0000

BUILDING CHARACTERISTICS

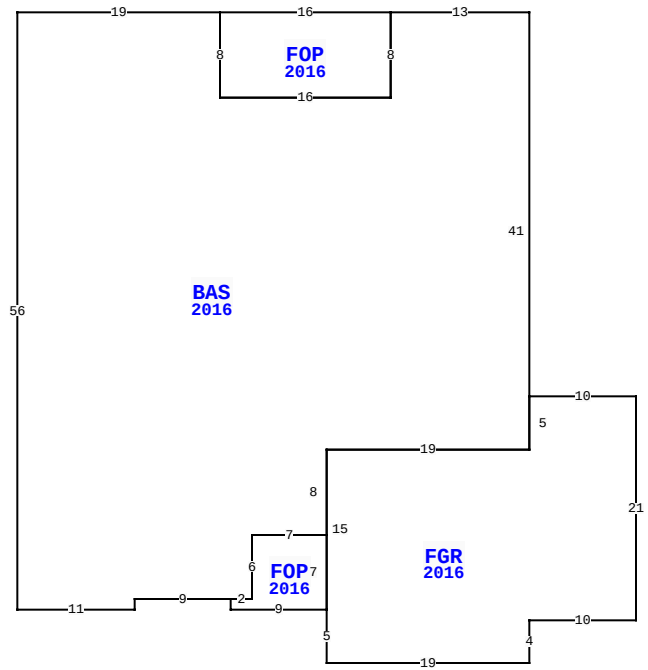
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	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	2,215	100	2016	2,215	251,217
FGR	590	55	2016	324	36,747
FOP	51	30	2016	15	1,701
FOP	128	30	2016	38	4,310
TOTALS	2,984			2,592	293,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,592	117.5328	117.53	304,638	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2215 HX Base Yr 2024



82007 CHICKADEE LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,976
TOTAL MARKET OB/XF VALUE		8,804
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		367,780
SOH/AGL Deduction		0
ASSESSED VALUE		367,780
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		317,058
TOTAL JUST VALUE		367,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531175	CO ISSUED	0	02/18/2016
B1531175	NEW CONSTR	280,406	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/786	5/10/2023	WD	Q	I	01	415,000
GRANTOR: USHER AUSTIN CODY & C						
GRANTEE: BROCKWAY AMARAE & R						
2367/1819	6/11/2020	WD	Q	I	01	287,000
GRANTOR: NARKIS BEN DANIEL & C						
GRANTEE: USHER AUSTIN CODY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W13 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 N4 E10 N21 W10 S5 W19 S15$ N7 W7 S6 W2$ E2 N6 E7 N8 E19 N41$.

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	12	3	36.00	SF	6.50	6.50	100	2016	2016	3	95	222	
2	0811	CONCRETE B	0	100	0	0	987.00	SF	5.20	5.20	100	2016	2016	3	95	4,876	
3	0479	VF PICKET	0	100	0	0	126.00	LF	10.00	10.00	100	2016	2016	3	89	1,121	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534	
5	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2016	2016	3	89	2,051	

LAND DESCRIPTION

TOTAL OB/XF 8,804

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 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