LOT 664
HERON ISLES PHASE THREE A
PBK 8/79

CHANCELLOR COLIN E & REBECCA L
82015 CHICKADEE LANE
YULEE, FL 32097

2025

37-3N-28-0742-0664-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

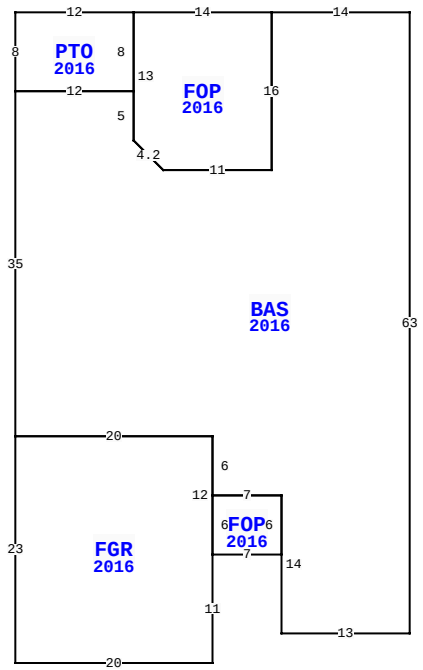
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,707	100	2016	1,707	193,569
FGR	460	55	2016	253	28,689
FOP	42	30	2016	13	1,475
FOP	220	30	2016	66	7,485
PTO	96	5	2016	5	567
TOTALS	2,525			2,044	231,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,044	117.5118	117.51	240,190	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1707 HX Base Yr 2022



82015 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		231,783
TOTAL MARKET OB/XF VALUE		5,335
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		302,118
SOH/AGL Deduction		40,752
ASSESSED VALUE		261,366
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,644
TOTAL JUST VALUE		302,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531401	CO ISSUED	0	03/16/2016
B1531401	NEW CONSTR	0	11/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/1149	9/30/2021	WD	Q	I	01	355,000
GRANTOR: SUMNER JOEY & KAREN						
GRANTEE: CHANCELLOR COLIN E						
2036/0863	3/22/2016	WD	Q	I	01	192,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SUMNER JOEY & KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FOP=[YR=2016] W14 PTO=[YR=2016] W12 S8 E 12 N8$ S13 D3 R3 E11 N16$ S16 W11 L3 U3 N5 W12 S35 FGR=[YR=2016] S23 E20 N11 FOP=[YR=2016] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$.

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	2016	2016	3	95	352	
2	0811	CONCRETE B	0	100	0	0	505.00	SF	5.20	5.20	100	2016	2016	3	95	2,495	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
4	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00	32.00	100	2016	2016	3	89	2,221	

LAND DESCRIPTION

TOTAL OB/XF 5,335

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 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS