

LOT 665
HERON ISLES PHASE THREE A
PBK 8/79

CAMPOS CHARLES T
82023 CHICKADEE LANE
YULEE, FL 32097

2025

37-3N-28-0742-0665-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,470	100	2015	2,470	254,818
FGR	620	55	2015	341	35,179
FOP	194	30	2015	58	5,983
FSP	368	40	2015	147	15,165
PTO	24	5	2015	1	104

TOTALS	3,676			3,017	311,250
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50
2	0811	CONCRETE B	0	100	0	0	2,292.00	SF	5.20
3	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
5	0911	SCRN RM A	0	100	24	34	816.00	SF	17.50
6	0861	POOL GUNIT	0	100	0	0	348.00	SF	85.00
7	0855	CONC PAVER	0	100	0	0	502.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,017	107.5158	107.52	324,388	2015	2015	0	0	4.05	95.95
1 SINGLE FAM - 100% - 2023 Heated Area: 2470 HX Base Yr											

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

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	10	3	30.00	SF	6.50	6.50	100	2015	2015	3	95	185	
2	0811	CONCRETE B	0	100	0	0	2,292.00	SF	5.20	5.20	100	2015	2015	3	95	11,322	
3	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2016	2016	3	89	1,424	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
5	0911	SCRN RM A	0	100	24	34	816.00	SF	17.50	17.50	100	2022	2022	3	93	13,280	
6	0861	POOL GUNIT	0	100	0	0	348.00	SF	85.00	85.00	100	2022	2022	3	95	28,101	
7	0855	CONC PAVER	0	100	0	0	502.00	SF	10.00	10.00	100	2022	2022	3	99	4,970	

TOTAL OB/XF										59,549		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										311,250									
TOTAL MARKET OB/XF VALUE										59,549									
TOTAL LAND VALUE - MARKET										65,000									
TOTAL MARKET VALUE										435,799									
SOH/AGL Deduction										0									
ASSESSED VALUE										435,799									
TOTAL EXEMPTION VALUE										13									
BASE TAXABLE VALUE										0									
TOTAL JUST VALUE										435,799									
NCON VALUE										0									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										424,824									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001046	ALUMINUM SCREEN P	15,000	01/26/2024
22003837	SWIM POOL	63,147	03/10/2022
B1530707	CO ISSUED	0	11/12/2015
B1530707	NEW CONSTR	318,588	06/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2600/1046	10/26/2022	QC	U	I	11	100	
GRANTOR: CAMPOS CHARLES T & MA							
GRANTEE: CAMPOS CHARLES T							
2247/1212	12/28/2018	WD	Q	I	01	300,000	
GRANTOR: STEWART CHRISTOPHER E							
GRANTEE: CAMPOS CHARLES T &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W12 PTO=[YR=2015] N6 W4 FSP=[YR=2015] N2 W18 S8 E1 S14 E16 N14 E1 N6\$ S6 E4\$ W5 S14 W16 N14 W17 S67 FOP=[YR=2015] S6 E23 N6 FGR=[YR=2015] E17 S2 E10 N22 W9 N1 W20 S21 E2\$ W2 N8 W7 S8 W14\$ E14 N8 E7 N13 E20 S1 E9 N47\$.									