LOT 671
IN OR 2022/367
HERON ISLES PHASE THREE A

STANBERRY DANIEL & AMIE
82051 CHICKADEE LN
YULEE, FL 32097

2025

37-3N-28-0742-0671-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

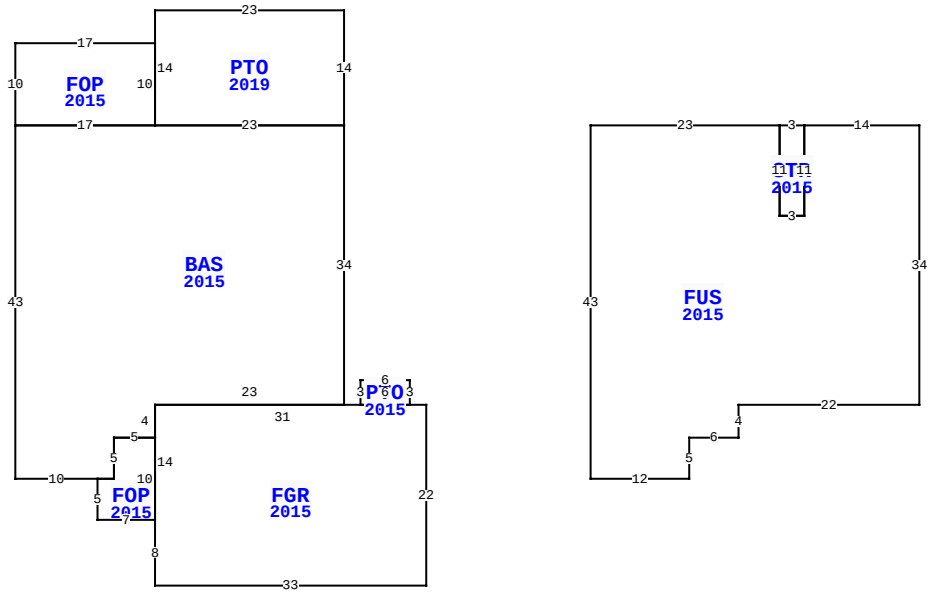
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2015	1,488	160,347
FGR	726	55	2015	399	42,996
FOP	60	30	2015	18	1,940
FOP	170	30	2015	51	5,496
FUS	1,459	100	2015	1,459	157,222
PTO	18	5	2015	1	108
PTO	322	5	2019	16	1,724
STR	33	10	2015	3	324
TOTALS	4,276			3,435	370,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,435	112.2492	112.25	385,579	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2016 Heated Area: 2947 HX Base Yr 2016



82051 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		370,156
TOTAL MARKET OB/XF VALUE		78,114
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		513,270
SOH/AGL Deduction		195,939
ASSESSED VALUE		317,331
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		266,609
TOTAL JUST VALUE		513,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006211	REPLACE DOOR	0	07/17/2020
B2002887	SWIM POOL	30,000	04/04/2020
B1811705	ADDITION	0	11/28/2018
B1530904	CO ISSUED	0	12/10/2015
B1530904	NEW CONSTR	368,265	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2022/0367	12/23/2015	WD	Q	I	01	256,000
GRANTOR: DREAM FINDERS HOMES						
GRANTEE: STANBERRY DANIEL &						
1977/1678	5/04/2015	WD	Q	V	05	105,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] N14 W23 S14 E23$ BAS=[YR=2015] W23
FOP=[YR=2015] N10 W17 S10 E17$ W17 S43 E10 FOP=[YR=2015] S5
E7 FGR=[YR=2015] S8 E33 N22 W2 PTO=[YR=2015] N3 W6 S3 E6$
W31 S14$ N10 W5 S5 W2$ E2 N5 E5 N4 E23 N34$ PTR= E30
FUS=[YR=2015] E23 STR=[YR=2015] E3 S11 W3 N11$ S11 E3 N11
E14 S34 W22 S4 W6 S5 W12 N43$ W30$.

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	0	0	66.00	SF	6.50	6.50	100	2015	2015	3	95	408	
2	0811	CONCRETE B	0	100	0	0	945.00	SF	5.20	5.20	100	2015	2015	3	95	4,668	
3	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2016	2016	3	89	3,987	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
5	1076	TRELLIS A	0	100	10	6	60.00	SF	7.50	7.50	100	2019	2019	3	87	392	
6	0861	POOL GUNIT	0	100	40	20	800.00	SF	72.25	72.25	100	2020	2020	3	90	52,020	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2020	2020	3	86	860	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720	
9	0855	CONC PAVER	0	100	0	0	615.00	SF	10.00	10.00	100	2020	2020	3	98	6,027	
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

TOTAL OB/XF 73,814

LAND DESCRIPTION

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 10/05/2020 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS

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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
11	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	86	4,300	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 4,300

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

REVIEW DATE 10/05/2020 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS