LOT 673
HERON ISLES PHASE THREE A
PBK 8/79

KELLEY LINDSAY & RYAN
82075 CHICKADEE LN
YULEE, FL 32097

2025

37-3N-28-0742-0673-0000

BUILDING CHARACTERISTICS

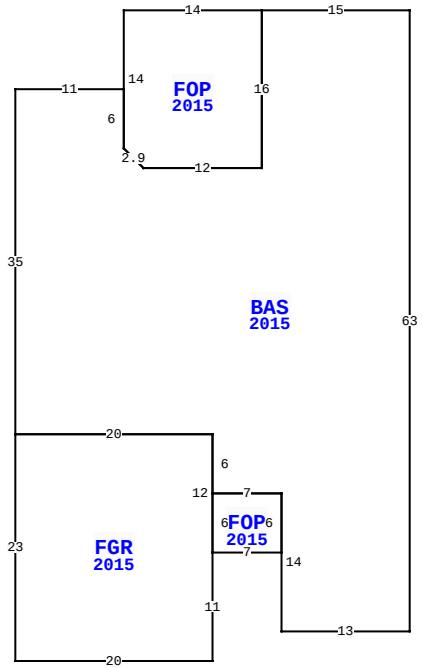
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,712	100	2015	1,712	197,534
FGR	460	55	2015	253	29,192
FOP	42	30	2015	13	1,500
FOP	222	30	2015	67	7,731
TOTALS	2,436			2,045	235,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,045	120.1872	120.19	245,789	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1712 HX Base Yr 2025



82075 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		235,957
TOTAL MARKET OB/XF VALUE		7,072
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		308,029
SOH/AGL Deduction		0
ASSESSED VALUE		308,029
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,307
TOTAL JUST VALUE		308,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429696	CO ISSUED	0	03/19/2015
B1429696	NEW CONSTR	215,719	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/1284	3/28/2024	WD	Q	I	01	374,000
GRANTOR: MULLIS ASHLEIGH M F/K						
GRANTEE: KELLEY LINDSAY & RY						
2254/1378	1/21/2019	WD	Q	I	01	220,000
GRANTOR: STEWART JUDE WILLIAM						
GRANTEE: PAOLILLO ASHLEIGH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FOP=[YR=2015] W14 S14 D2 R2 E12 N16$ S16 W12 U2 L2 N6 W11 S35 FGR=[YR=2015] S23 E20 N11 FOP=[YR=2015] 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	0	0	616.00	SF	6.50	6.50	100	2015	2015	3	95	3,804	
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2015	2015	3	87	3,007	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 7,072

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