LOT 674
HERON ISLES PHASE THREE A
PBK 8/79

COLEMAN CHASE
82089 CHICKADEE LN
YULEE, FL 32097

2025

37-3N-28-0742-0674-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

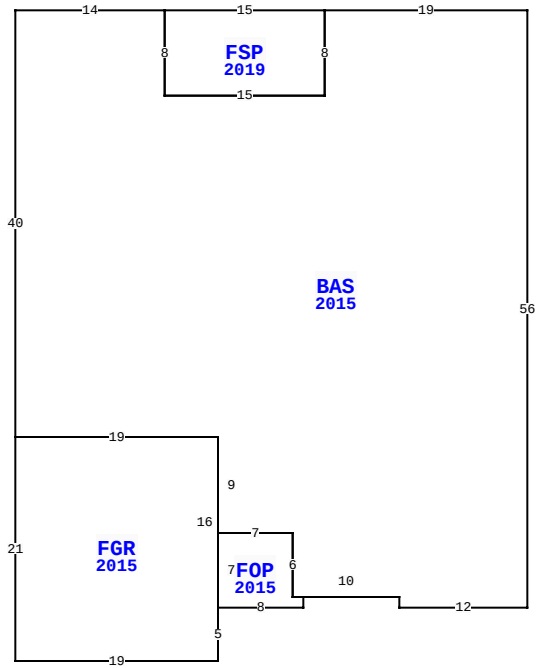
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,205	100	2015	2,205	249,867
FGR	399	55	2015	219	24,817
FOP	50	30	2015	15	1,700
FSP	120	40	2019	48	5,439
TOTALS	2,774			2,487	281,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,487	118.0368	118.04	293,565	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2205 HX Base Yr 2022



82089 CHICKADEE LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,822
TOTAL MARKET OB/XF VALUE		3,674
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		350,496
SOH/AGL Deduction		47,685
ASSESSED VALUE		302,811
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		252,089
TOTAL JUST VALUE		350,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530142	CO ISSUED	0	08/10/2015
B1530142	NEW CONSTR	266,723	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2426/1654	1/19/2021	WD	Q	I	01	300,000
GRANTOR: DAVIS JOSHUA CORBETT						
GRANTEE: COLEMAN CHASE						
1997/1340	8/14/2015	WD	Q	I	01	199,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DAVIS JOSHUA CORBET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W19 FSP=[YR=2019] W15 S8 E15 N8$ S8 W15 N8 W14 S40 FGR=[YR=2015] S21 E19 N5 FOP=[YR=2015] E8 N1 W1 N6 W7 S7$ N16 W19$ E19 S9 E7 S6 E10 S1 E12 N56$.

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	595.00	SF	6.50	6.50	100	2015	2015	3	95	3,674	

LAND DESCRIPTION

TOTAL OB/XF 3,674

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