

LOT 675
HERON ISLES PHASE THREE A
PBK 8/79

KAMAY KEVIN E & JENNIFER L
82103 CHICKADEE LANE
YULEE, FL 32097

2025

37-3N-28-0742-0675-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
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	1,124	100	2015	1,124	119,040
FGR	750	55	2015	412	43,634
FOP	64	30	2015	19	2,012
FOP	164	30	2015	49	5,190
FUS	1,430	100	2015	1,430	151,448
STR	32	10	2015	3	318
TOTALS	3,564			3,037	321,640

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,037	110.3172	110.32	335,042	2015	2015	0	0	0	4.00 96.00

1 SINGLE FAM - 100% - 2023 Heated Area: 2554 HX Base Yr 2023

The floor plan diagram illustrates the layout of a single-family home with a heated area of 2554. The plan is divided into several rooms, each labeled with a blue text box indicating the room type and year: BAS 2015 (Bathroom), FGR 2015 (Front Garage), FOP 2015 (Front Porch), FUS 2015 (Front Utility), and STR 2015 (Staircase). The layout includes a large front porch (FOP) on the left, a front utility room (FUS) on the right, and a staircase (STR) in the center. The main living area (BAS) is located in the upper right. Dimensions are provided for various sections: 13, 4, 17, 10, 16, 30, 42, 10, 14, 8, 8, 7, 8, 23, 32, 22, 10, 14, 8, 8, 11, 4, 10, 3, 3, 8, 3, 3, 4, 57, 14, 6, 16, 30, 4, 8, 11,