

LOT 661
IN OR 2174/1760
HERON ISLES PHASE THREE A

VEZZOSI FAMILY TRUST/VEZZOSI KATHERINE TRUSTEE
82002 CHICKADEE LN
YULEE, FL 32097

2026

37-3N-28-0742-0661-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,712	100
FGR	460	55
FOP	42	30
FOP	110	30
FUS	392	100
STR	28	10
TOTALS	2,744	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,406	113.5820	119.26	286,940	2016	2016	0	0	4.00	96.00
1 SINGLE FAM 100% - 2019 Heated Area: 2104 HX Base Yr 2019											
The floor plan diagram illustrates a single-family residence layout. It includes several rooms and utility areas, each labeled with a code and the year 2016. The areas are: FOP (Front Porch) with dimensions 11, 14, 6, 2.9, 12, 8, 8, 15; FUS (Front Utility Room) with dimensions 14, 26, 7, 4, 7, 30; STR (Staircase) with dimensions 7, 4, 7, 4; BAS (Bathroom) with dimensions 63, 15, 8, 8, 12, 6; FGR (Front Garage) with dimensions 23, 20, 11, 14, 7, 12, 6, 20. The total heated area is 2104, and the base year is 2019.											
BLD DATE						LGL DATE		05/13/2025			
XF DATE						LAND DATE		ML			