

CAMPOS CHARLES T
82023 CHICKADEE LANE
YULEE, FL 32097

37-3N-28-0742-0665-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		10	ABOVE AVG 90		0100	01		3,017	102.3960		324,388	2015	2015		0		0	4.55	95.45	VALUATION BY					STANDARD									
Exterior Wall		21	STONE 10		1 SINGLE FAM					100% - 2023					Heated Area: 2470					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Structure		03	GABLE/HIP 100																						BUILDING MARKET VALUE					309,628				
Roof Cover		03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE					63,219				
Interior Wall		05	DRYWALL 100																						TOTAL LAND VALUE - MARKET					65,000				
Interior Floor		13	LVT/LAMNT 70																						TOTAL MARKET VALUE					437,847				
Interior Floor		14	CARPET 30																						SOH/AGL Deduction					0				
Air Condition		03	CENTRAL 100																						ASSESSED VALUE					437,847				
Heating Type		04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE					13				
Bedrooms			4 100																						BASE TAXABLE VALUE					0				
Bathrooms			3 100																						TOTAL JUST VALUE					437,847				
Frame		02	WOOD FRAME 100																						NCON VALUE					0				
Stories		1.	1. 100																						INCOME VALUE									
Units			0 100																						PREVIOUS YEAR MKT VALUE					435,799				
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,470	100	2015	2,470	253,490																													
FGR	620	55	2015	341	34,996																													
FOP	194	30	2015	58	5,952																													
FSP	368	40	2015	147	15,086																													
PTO	24	5	2015	1	103																													
TOTALS		3,676			3,017	309,628																												
EXTRA FEATURES							82023 CHICKADEE LN, YULEE										BLD DATE				LGL DATE		05/13/2025		MLU									
																	XF DATE				LAND DATE													
																	INC DATE				AG DATE													
L N	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												
5	0911	SCRN RM A		0	100	24	34	816.00		SF	18.00		18.00		100	2022	2022	3	90	13,219														
6	0860	POOL/SPA		0	100	0	0	1.00		UT	50,000.00		50,000.00		100	2022	2022	04	100	50,000														