Fazio Isabelle M Heirs — **Parcel ID: 8584-09-9854-000**

421 CHICKADEE LN — PLAT: / UNIQ ID 28582 — SPLIT FROM ID

70014400 — ID NO: T342F02011 02 MS.05

COUNTY TAX (100), BREVARD FIRE TX (100), COUNTY FIRE TAX (100)

Reval Year: 2025 Tax Year: 2025 — S C L014 CHICADEE LN . — CARD NO. 1 of 1 — SRC= Inspection

Appraised By 14 on 01/01/2025 34206 Illahee Hills/Cardinal — 1.0000 LT — TW-02 CI- FR- — EX- — AT- — LAST ACTION 20250210

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	5.00
Sub Floor System	4
Plywood	9.00
Exterior Walls	09
Wood on Sheathing or Plywood	32.00
Exterior Walls	21
Face Brick	0.00
Roofing Structure	06
Irregular/Vaulted	14.00
Roofing Cover	03
Asphalt or Composition Shingle	3.00
Interior Wall Construction	5
Drywall/Sheetrock	20.00
Interior Floor Cover	12
Hardwood	0.00
Interior Floor Cover	14
Carpet	12.00
Heating Fuel	04
Electric	1.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	4.00
Bedrooms/Bathrooms/Half-Bathrooms	
3/2/1	13.000
Bedrooms	
BAS - 3 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 1 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	117.000

BUILDING ADJUSTMENTS

Quality	4	Above Average	1.20
Shape/Design	4	MODERATE IRR	1.20
Size	Size	Size	0.99
TOTAL ADJUSTMENT FACTOR			1.430
TOTAL QUALITY INDEX			167

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01	01	2,475	167	267.20	669121	1990	1979

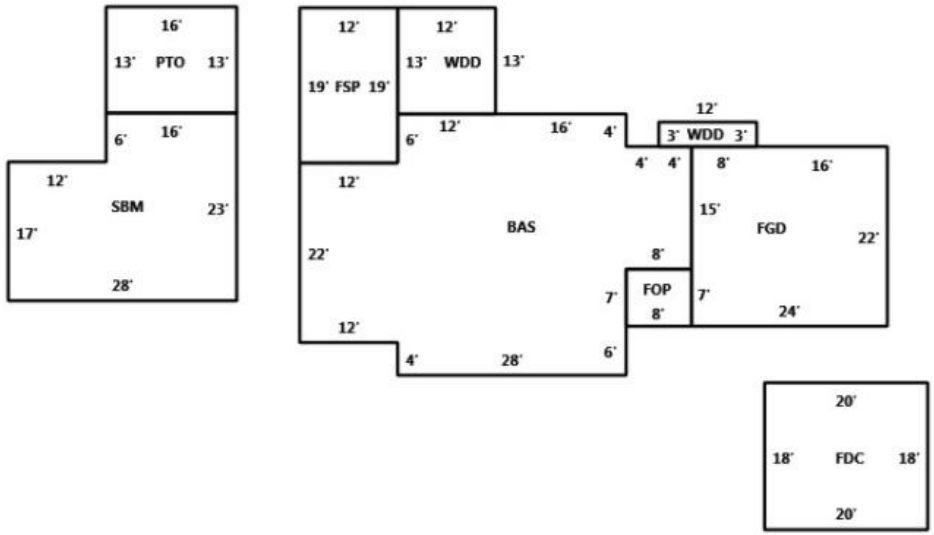
TYPE: SINGLE FAMILY RESIDENTIAL

STYLE: 5 - Ranch w/ basement

DEPRECIATION

NORM	0.36000
% GOOD	64.0

SINGLE FAMILY RESIDENTIAL



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	428,240
DEPR. OB/XF VALUE - CARD	1,640
MARKET LAND VALUE - CARD	60,000
TOTAL MARKET VALUE - CARD	489,880
TOTAL APPRAISED VALUE - CARD	489,880
TOTAL APPRAISED VALUE - PARCEL	489,880
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	489,880

PRIOR APPRAISAL

BUILDING VALUE	233,420
OBXF VALUE	1,820
LAND VALUE	50,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	285,240

PERMIT

CODE	DATE	NO.

ROUT: 068WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
00376	0100	5	1994	WD	Q	I	133,000
107DC	0033	1	2021	DC	E	I	0
00206	0578	12	2003	WD	X	I	185,000
0003E	0294	8	2003	WI	X	I	0
00266	0200	4	1984	WD	U	I	112,500

HEATED AREA 1,855

NOTES

16-133,17-103
95-927

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	1,280	100	342016
FDC	360	030	28858
FGD	528	045	63594
FOP	56	035	5344
FSP	228	040	24315
FUS*	575	090	138410
PTO	208	005	2672
SBM	572	030	45958
WDD	192	020	10154
FIREPLACE	4 - 2 Story Single/1 Story Double		7,800
SUBAREA TOTALS	3,999		669,121

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
01	STORAGE		10	8	80	25.00	0.00	1		2016	2016	30		82	1640
TOTAL OB/XF VALUE															1640

BLDG DIMENSIONS FGD=S15S7E24N22W16W8Area:528;WDD=N3W12S3E12Area:36;BAS=N4W16W12S6W12S22E12S4E28N6N7E8N15W4W4Area:1280;WDD=N13W12S13E12Area:156;FSP=W12S19E12N19Area:228;FOP=E8N7W8S7Area:56;SBM=W16S6W12S17E28N23Area:572;PTO=N13W16S13E16Area:208;FUS=Area:575;FDC=E20S18W20N18Area:360;TotalArea:3999

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR	0100		175	260	1.0000	0	1.0000			60,000.00	1.000	LT	1.000	60,000.00	60000	0	
TOTAL MARKET LAND DATA															60000		
TOTAL PRESENT USE DATA																	