LOT 60
IN OR 1934/591
PLUMMER CREEK #1 PB 8/28

ROBERTSON AMY BETH
82068 HOODED WARBLER CT
YULEE, FL 32097

2023

12-2N-26-1601-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

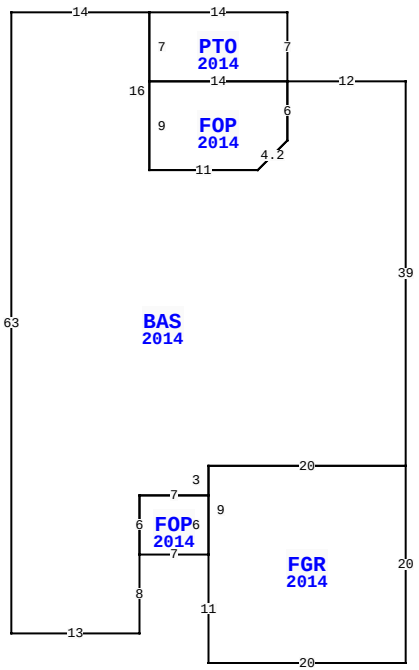
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,779	100	1,779	185,253
FGR	400	55	220	22,909
FOP	42	30	13	1,354
FOP	122	30	37	3,853
PTO	98	5	5	521
TOTALS	2,441		2,054	213,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,054	119.5698	107.91	221,647	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1779 HX Base Yr 2015



82068 HOODED WARBLER CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,889
TOTAL MARKET OB/XF VALUE		4,594
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		273,483
SOH/AGL Deduction		109,925
ASSESSED VALUE		163,558
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,558
TOTAL JUST VALUE		273,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428801	CO ISSUED	0	08/19/2014
B1428801	NEW CONSTR	211,220	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1934/0591	4/28/2014	WD	Q	I	01	162,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ROBERTSON AMY BETH						
1900/0964	1/31/2014	SW	Q	V	05	419,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 PTO=[YR=2014] N7 W14 S7 FOP=[YR=2014] S9 E11 U3 R3 N6 W14$ E14$ S6 D3 L3 W11 N16 W14 S63 E13 N8 FOP=[YR=2014] E7 FGR=[YR=2014] S11 E20 N20 W20 S9$ N6 W7 S6$ N6 E7 N3 E20 N39$.

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	744.00	SF	6.50	6.50	100	2014	2014	3	95	4,594	

LAND DESCRIPTION

TOTAL OB/XF 4,594

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/24/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS