LOT 64
PLUMMER CREEK #1 PB 8/28

LAKE CONSTANCE & DOUGLAS
82112 HOODED WARBLER CT
YULEE, FL 32097

2023

12-2N-26-1601-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

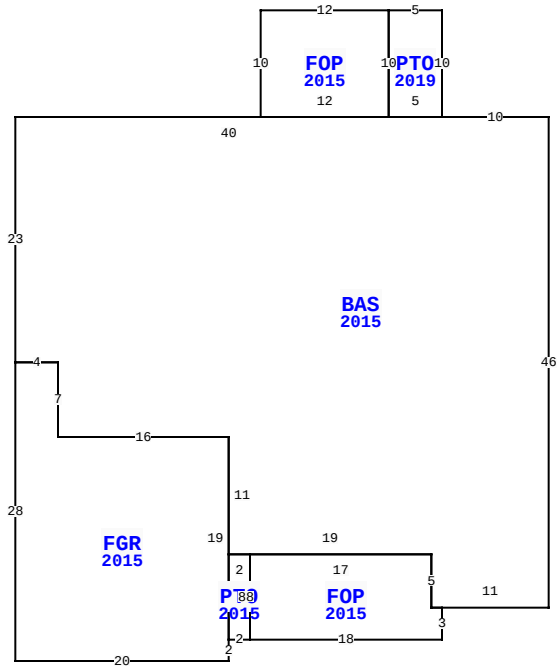
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,857	100	1,857	195,386
FGR	448	55	246	25,883
FOP	120	30	36	3,788
FOP	139	30	42	4,419
PTO	16	5	1	105
PTO	50	5	2	210
TOTALS	2,630		2,184	229,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,184	120.1872	108.47	236,898	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1857 HX Base Yr 2018



82112 HOODED WARBLER CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,791
TOTAL MARKET OB/XF VALUE		7,797
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		292,588
SOH/AGL Deduction		85,344
ASSESSED VALUE		207,244
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,244
TOTAL JUST VALUE		292,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529801	CO ISSUED	0	03/25/2015
B1529801	NEW CONSTR	0	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/1183	7/14/2023	WD	Q	I	01	409,000
GRANTOR: TITCOMB GORDON & ASHL						
GRANTEE: LAKE CONSTANCE & DO						
2152/0331	10/13/2017	WD	Q	I	01	217,000
GRANTOR: LORD MICHAEL & MARY						
GRANTEE: TITCOMB GORDON & AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W10 PTO=[YR=2019] N10 W5 FOP=[YR=2015] W12 S10 E12 N10$ S10 E5$ W40 S23 FGR=[YR=2015] S28 E20 N2 PTO=[YR=2015] E2 FOP=[YR=2015] E18 N3 W1 N5 W17 S8$ N8 W2 S8$ N19W16 N7 W4$ E4 S7 E16 S11 E19 S5 E11 N46$.

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	668.00	SF	6.50	6.50	100	2015	2015	3	96	4,168	
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2015	2015	3	90	3,629	

LAND DESCRIPTION

TOTAL OB/XF 7,797

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 05/26/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS