LOT 65
IN OR 1932/209
PLUMMER CREEK #1 PB 8/28

OUTLAW TIFFANY
82124 HOODED WARBLER CT
YULEE, FL 32097

2023

12-2N-26-1601-0065-0000

BUILDING CHARACTERISTICS

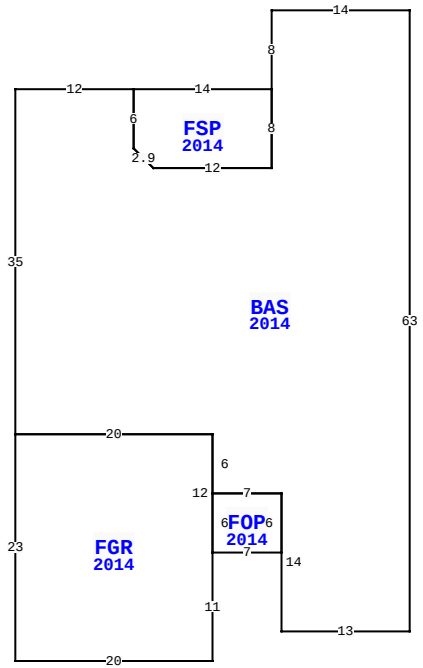
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,704	100	1,704	176,524
FGR	460	55	253	26,209
FOP	42	30	13	1,347
FSP	110	40	44	4,558
TOTALS	2,316		2,014	208,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,014	119.5698	107.91	217,331	2014	2014	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1704 HX Base Yr 2015



82124 HOODED WARBLER CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,638
TOTAL MARKET OB/XF VALUE		4,421
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		268,059
SOH/AGL Deduction		106,414
ASSESSED VALUE		161,645
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,645
TOTAL JUST VALUE		268,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428458	CO ISSUED	0	07/18/2014
B1428458	NEW CONSTR	211,221	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1932/0209	7/29/2014	WD	Q	I	01	167,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: OUTLAW TIFFANY						
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] W14 S8 FSP=[YR=2014] W14 S6 D2 R2 E12 N8$ S8 W12 U2 L2 N6 W12 S35 FGR=[YR=2014] S23 E20 N11 FOP=[YR=2014] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$.

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	716.00	SF	6.50	6.50	100	2014	2014	3	95	4,421	

LAND DESCRIPTION

TOTAL OB/XF 4,421

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 10/23/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS