LOT 66
IN OR 1967/624
PLUMMER CREEK #1 PB 8/28

MILLARD RUTH MARIE L/E/
82134 HOODED WARBLER CT
YULEE, FL 32097

2023

12-2N-26-1601-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

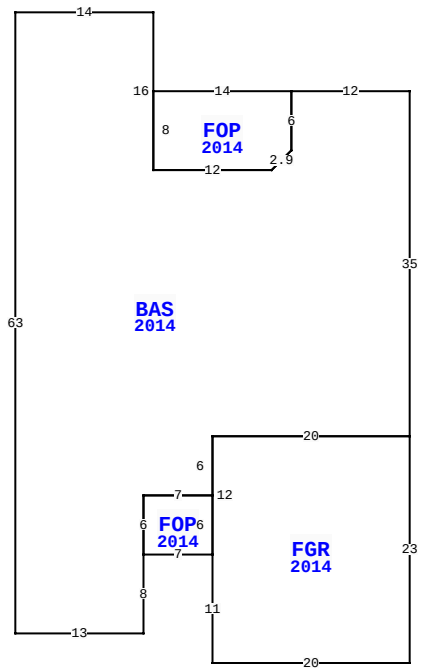
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,704	100	1,704	177,443
FGR	460	55	253	26,345
FOP	42	30	13	1,354
FOP	110	30	33	3,436
TOTALS	2,316		2,003	208,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,003	119.5698	107.91	216,144	2014	2014	0	0	0	3.50	96.50

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



82134 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		208,579
TOTAL MARKET OB/XF VALUE		8,376
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		271,955
SOH/AGL Deduction		107,022
ASSESSED VALUE		164,933
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		109,933
TOTAL JUST VALUE		271,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428527	CO ISSUED	0	07/28/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1967/0624	3/10/2015	QC	U	I	11	100
GRANTOR: MILLARD RUTH MARIE						
GRANTEE: MILLARD WILLIAM A S						
1932/1162	8/06/2014	WD	Q	I	02	164,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MILLARD RUTH MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 FOP=[YR=2014] W14 S8 E12 U2 R2 N6$ S6 D2 L2 W12 N16 W14 S63 E13 N8 FOP=[YR=2014] E7 FGR=[YR=2014] S11 E20 N23 W20 S12$ N6W7 S6$ N6 E7 N6 E20 N35$.

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	886.00	SF	6.50	6.50	100	2014	2014	3	95	5,471	
2	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00	32.00	100	2014	2014	3	89	2,905	

LAND DESCRIPTION

TOTAL OB/XF 8,376

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