LOT 71
IN OR 2034/638
PLUMMER CREEK #1 PB 8/28

CARDOZA ARTHUR F II & SAMANTHA JO
82141 HOODED WARBLER CT
YULEE, FL 32097

2023

12-2N-26-1601-0071-0000

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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

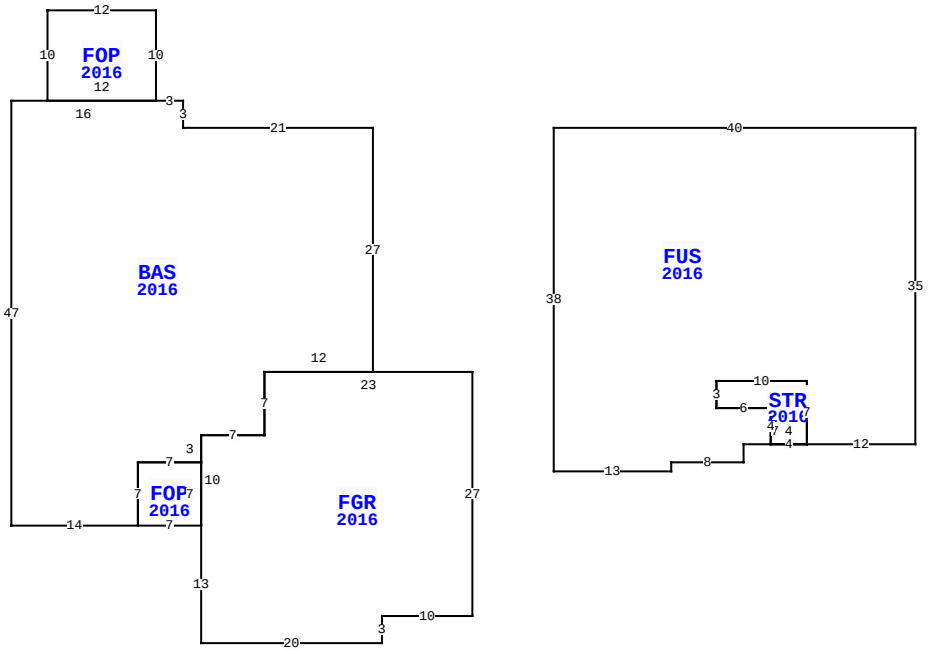
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,494	100	1,494	140,625
FGR	821	55	452	42,545
FOP	49	30	15	1,412
FOP	120	30	36	3,388
FUS	1,501	100	1,501	141,284
STR	46	10	5	471
TOTALS	4,031		3,503	329,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,503	106.9740	96.54	338,180	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2995 HX Base Yr 2017



82141 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		329,726
TOTAL MARKET OB/XF VALUE		45,710
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		430,436
SOH/AGL Deduction		115,227
ASSESSED VALUE		315,209
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		265,209
TOTAL JUST VALUE		430,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531013	CO ISSUED	0	03/09/2016
B1531013	NEW CONSTR	333,847	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2034/0638	3/11/2016	WD	Q	I	01	304,900
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: CARDOZA ARTHUR F II						
1850/0125	4/09/2013	WD	Q	V	05	65,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W21 N3 W3 FOP=[YR=2016] N10 W12 S10 E12 $ W16 S47 E14 FOP=[YR=2016] E7 FGR=[YR=2016] S13 E20 N3 E10 N27 W23 S7 W7 S10$ N7 W7 S7$ N7 E7 N3 E7 N7 E12 N27 PTR=E20 FUS=[YR=2016] E40 S35 W12 STR=[YR=2016] N7 W10 S3 E6 S4 E4$ W4 N4 W6 N3 E10S7 W7 S2 W8 S1 W13 N38$ W20$.

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	0811	CONCRETE B	0	100	0	0	1,161.00	SF	5.20	5.20	100	2016	2016	3	97	5,856	
2	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2016	2016	3	84	27,989	
3	0855	CONC PAVER	0	100	0	0	402.00	SF	10.00	10.00	100	2016	2016	3	97	3,899	
4	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00	32.00	100	2016	2016	3	92	6,006	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 45,710

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 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS