

LOT 72
IN OR 1985/1271
PLUMMER CREEK #1 PB 8/28

KUESTER MATTHEW BRANHAM/SESSOMS MATTHEW G
82129 HOODED WARBLER CT
YULEE, FL 32097

2023

12-2N-26-1601-0072-0000



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,106	100	1,106	107,357
FGR	610	55	336	32,615
FOP	100	30	30	2,912
FOP	108	30	32	3,106
FUS	1,271	100	1,271	123,373
STR	44	10	4	388

TOTALS 3,239 2,779 269,752

EXTRA FEATURES

L N	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	1,316.00	SF	5.20	5.20	100	2015	2015	3	96	6,569	
2	0462	ST/AL FNC	0	100	0	0	576.00	SF	10.00	10.00	100	2015	2015	3	81	4,666	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	
4	0855	CONC PAVER	0	100	0	0	408.00	SF	10.00	10.00	100	2016	2016	3	97	3,958	
5	0462	ST/AL FNC	0	100	0	0	272.00	SF	10.00	10.00	100	2016	2016	3	84	2,285	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,779	110.8800	100.07	278,095	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM - 100% - 2016

Heated Area: 2377

HX Base Yr 2016

The floor plan diagram illustrates the layout of a single-family home. It includes several rooms and areas, each labeled with a code and the year 2015. The rooms are: BAS 2015 (Bathroom), FOP 2015 (Front Porch), FGR 2015 (Front Garden), FUS 2015 (Front Utility), and STR 2015 (Staircase). The diagram shows the relative positions and dimensions of these areas, with lines indicating walls and openings. The layout is complex, with multiple rooms and a central staircase area.

82129 HOODED WARBLER CT, YULEE

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

NASSAU COUNTY PROPERTY													PAGE 1 of 1				4
VALUATION SUMMARY																	
VALUATION BY													STANDARD				
Tax Group: 4													Tax Dist:				
BUILDING MARKET VALUE													269,752				
TOTAL MARKET OB/XF VALUE													17,748				
TOTAL LAND VALUE - MARKET													55,000				
TOTAL MARKET VALUE													342,500				
SOH/AGL Deduction													110,583				
ASSESSED VALUE													231,917				
TOTAL EXEMPTION VALUE													HX HB XM AM 231,917				
BASE TAXABLE VALUE													0				
TOTAL JUST VALUE													342,500				
NCON VALUE													0				
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE													284,026				