LOT 76
IN OR 1908/1638
PLUMMER CREEK #1 PB 8/28

BOWIE IRIS
82079 HOODED WARBLER CT
YULEE, FL 32097

2023

12-2N-26-1601-0076-0000

BUILDING CHARACTERISTICS

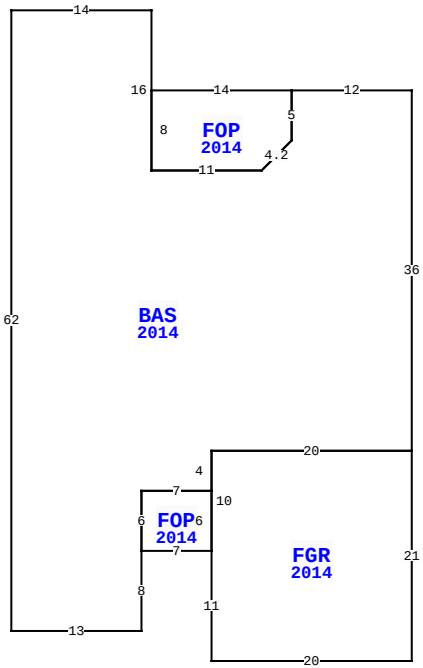
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,707	100	1,707	176,834
FGR	420	55	231	23,930
FOP	42	30	13	1,347
FOP	108	30	32	3,315
TOTALS	2,277		1,983	205,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,983	119.5698	107.91	213,986	2014	2014	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1707 HX Base Yr 2015



82079 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		205,427
TOTAL MARKET OB/XF VALUE		7,539
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		267,966
SOH/AGL Deduction		107,776
ASSESSED VALUE		160,190
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		105,190
TOTAL JUST VALUE		267,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328043	NEW CONSTR	210,998	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1908/1638	3/14/2014	WD	Q	I	02	172,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BOWIE ALBERT & IRIS						
1887/0274	10/30/2013	SW	Q	V	05	94,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 FOP=[YR=2014] W14 S8 E11 U3 R3 N5$ S5 D3 L3 W11 N16 W14 S62 E13 N8 FOP=[YR=2014] E7 FGR=[YR=2014] S11 E20 N21 W20 S10$ N6 W7 S6$ N6 E7 N4 E20 N36$.

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	695.00	SF	6.50	6.50	100	2014	2014	3	95	4,292	
2	0476	VF 6 SBPL	0	100	0	0	114.00	LF	32.00	32.00	100	2014	2014	3	89	3,247	

LAND DESCRIPTION

TOTAL OB/XF 7,539

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