



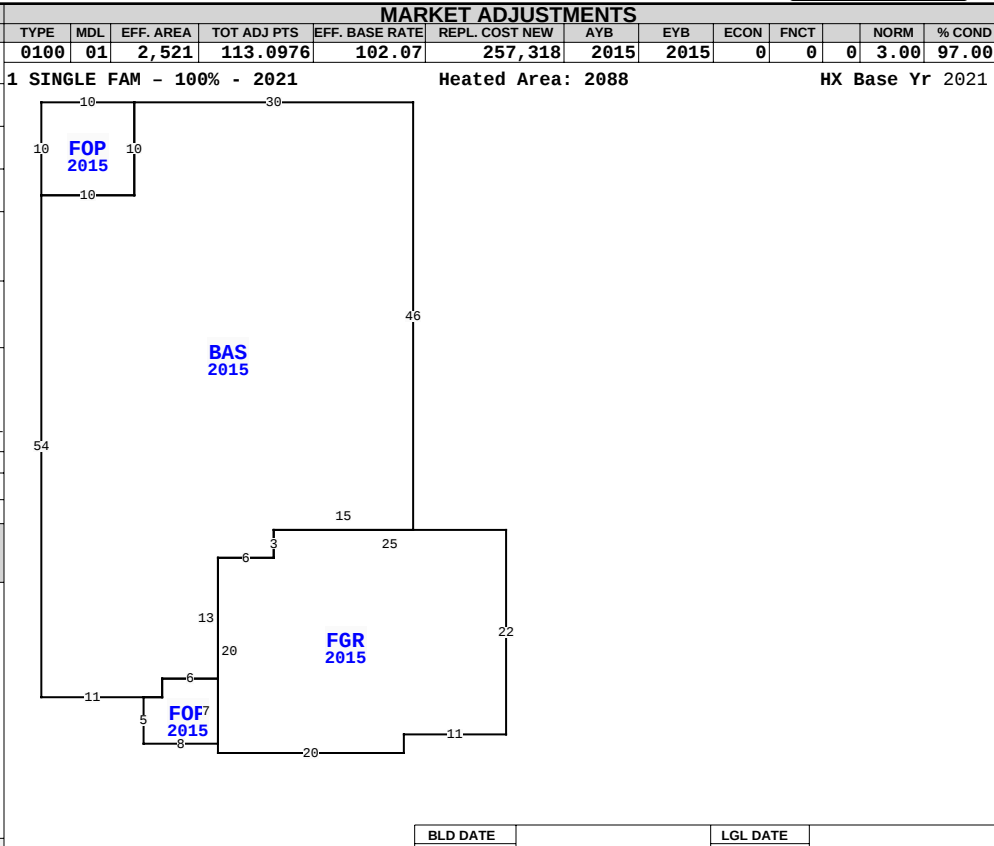
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,088	100	2,088	206,728
FGR	704	55	387	38,316
FOP	52	30	16	1,584
FOP	100	30	30	2,970
TOTALS	2,944		2,521	249,598

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	878.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



82051 HOODED WARBLER CT, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
9,108											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											249,598
TOTAL MARKET OB/XF VALUE											9,108
TOTAL LAND VALUE - MARKET											55,000
TOTAL MARKET VALUE											313,706
SOH/AGL Deduction											52,915
ASSESSED VALUE											260,791
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											210,791
TOTAL JUST VALUE											313,706
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											262,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530278	CO ISSUED	0	10/14/2015
B1530278	NEW CONSTR	286,907	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2384/1752	8/14/2020	WD	Q	I	01	283,000
GRANTOR: JAMEL MITCHELL W						
GRANTEE: PAEZ ART V & SARAH						
2009/1583	10/19/2015	WD	Q	I	01	188,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: JAMEL MITCHELL W						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W30 FOP=[YR=2015] W10 S10 E10 N10\$ S10 W10 S54 E11 FOP=[YR=2015] S5 E8 FGR=[YR=2015] S1 E20 N2 E11 N22 W25 S3 W6 S20\$ N7 W6 S2 W2\$ E2 N2 E6 N13 E6 N3 E15 N46\$.											