LOT 80
IN OR 2022/961
PLUMMER CREEK #1 PB 8/28

BROWN KARL A SR & TONNYNA A
82015 HOODED WARBLER CT
YULEE, FL 32097

2023

12-2N-26-1601-0080-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

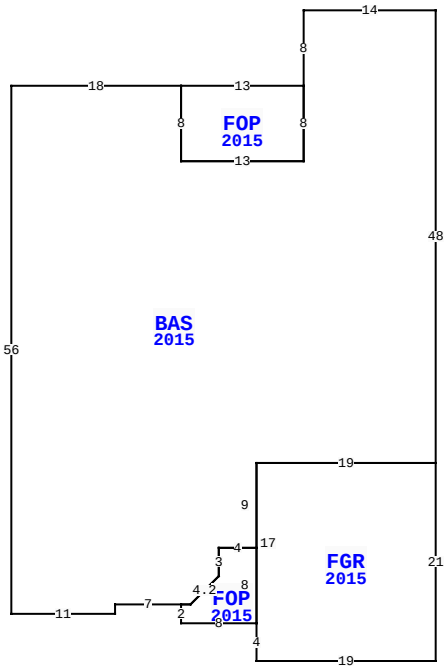
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,181	100	2,181	239,885
FGR	399	55	219	24,087
FOP	45	30	14	1,539
FOP	104	30	31	3,410
TOTALS	2,729		2,445	268,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,445	125.6409	113.39	277,239	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2181 HX Base Yr 2017



82015 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		268,922
TOTAL MARKET OB/XF VALUE		7,565
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		331,487
SOH/AGL Deduction		99,375
ASSESSED VALUE		232,112
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,112
TOTAL JUST VALUE		331,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531035	CO ISSUED	0	12/28/2015
B1531035	NEW CONSTR	266,523	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2022/0961	12/31/2015	WD	Q	I	01	223,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BROWN KARL A SR & T						
1922/0695	6/11/2014	SW	Q	V	05	284,600
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 S8 FOP=[YR=2015] W13 S8 E13 N8$ S8 W13 N8 W18 S56 E11 N1 E7 FOP=[YR=2015] S2 E8 FGR=[YR=2015] S4 E19 N21 W19 S17$ N8 W4 S3 D3 L3 W1$ E1 U3 R3 N3 E4 N9 E19 N48$.

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	0810	CONCRETE A	0	100	0	0	714.00	SF	6.50	6.50	100	2015	2015	3	96	4,455	
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2015	2015	3	90	3,110	

LAND DESCRIPTION

TOTAL OB/XF 7,565

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/26/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS