LOT 99
PLUMMER CREEK #1 PB 8/28

YOWN CORY A TRUST/YOWN CORY A TRUSTEE
80078 CATTAIL CIR
YULEE, FL 32097

2023

12-2N-26-1601-0099-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

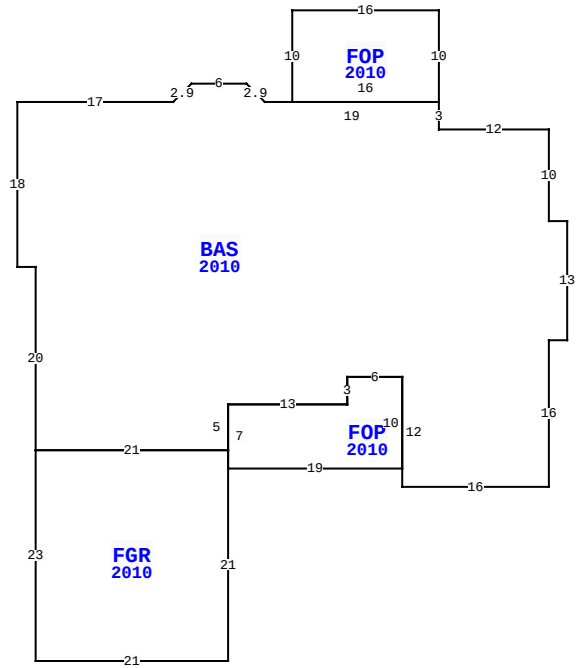
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,121	100	2,121	203,481
FGR	483	55	266	25,519
FOP	151	30	45	4,317
FOP	160	30	48	4,605
TOTALS	2,915		2,480	237,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,480	112.4928	101.52	251,770	2010	2010	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2121 HX Base Yr 2022



80078 CATTAIL CIR, YULEE

BLD DATE	08/13/2010 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,923
TOTAL MARKET OB/XF VALUE		4,422
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		297,345
SOH/AGL Deduction		107,826
ASSESSED VALUE		189,519
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,519
TOTAL JUST VALUE		297,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23590	CO ISSUED	0	09/01/2010
E22726	ELEC OTHER	0	06/01/2010
M15362	H/AC	0	06/01/2010
B23590	NEW CONSTR	232,079	05/01/2010
P14281	OTHER	0	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1779	4/22/2022	WD	U	I	11	100
GRANTOR: DAVIS ANDREW C & BRIT						
GRANTEE: YOWN CORY A TRUST						
2505/1290	10/14/2021	WD	Q	I	02	382,500
GRANTOR: DAVIS ANDREW C & BRIT						
GRANTEE: YOWN CORY A TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W2 N10 W12 N3 FOP=[YR=2010] N10 W16 S10 E16$ W19 U2 L2 W6 D2 L2 W17 S18 E2 S20 FGR=[YR=2010] S23 E21 N21 FOP=[YR=2010] E19 N10 W6 S3 W13 S7$ N2 W21$ E21 N5 E13 N3 E6 S12 E16 N16 E2 N13$.

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	0812	CONCRETE C	0	100	0	0	1,182.00	SF	4.00	4.00	100	2010	2010	3	92	4,350	
2	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2010	2010	3	92	72	

LAND DESCRIPTION

TOTAL OB/XF 4,422

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	0003	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