LOT 101
PLUMMER CREEK #1 PB 8/28

WEATHERFORD ANDREW & HAYLIE B
80063 CATTAIL CIR
YULEE, FL 32097

2023

12-2N-26-1601-0101-0000

NASSAU COUNTY PROPERTY

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		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

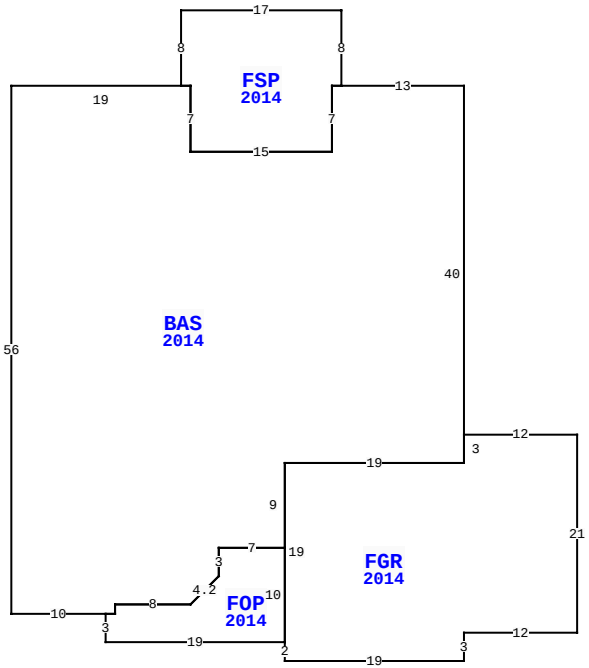
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	229,651
FGR	651	55	358	37,118
FOP	122	30	37	3,836
FSP	241	40	96	9,953
TOTALS	3,229		2,706	280,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,706	119.0448	107.44	290,733	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2215 HX Base Yr 2022



80063 CATTAIL CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,557
TOTAL MARKET OB/XF VALUE		5,953
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		341,510
SOH/AGL Deduction		46,004
ASSESSED VALUE		295,506
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,506
TOTAL JUST VALUE		341,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428285	CO ISSUED	0	05/15/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/0477	9/29/2021	WD	Q	I	01	395,000
GRANTOR: JOHNSON ERIC M & ELIZ						
GRANTEE: WEATHERFORD ANDREW						
1924/1502	5/19/2014	WD	Q	I	01	237,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JOHNSON ERIC M & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 FSP=[YR=2014] N8 W17 S8 E1 S7 E15 N7 E1$ W1 S7 W15 N7 W19 S56 E10 FOP=[YR=2014] S3 E19 FGR=[YR=2014] S2 E19 N3 E12 N21 W12 S3 W19 S19$ N10 W7 S3 D3 L3 W8 S1 W1$ E1 N1 E8 U3 R3 N3 E7 N9 E19 N40$.

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	964.00	SF	6.50	6.50	100	2014	2014	3	95	5,953	

LAND DESCRIPTION

TOTAL OB/XF 5,953

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	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 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