LOT 57
IN OR 2114/215
PLUMMER CREEK #1 PB 8/28

TUCKER ROBERT CLAY & JESSICA DAWN HOLMES
82038 HOODED WARBLER CT
YULEE, FL 32097

2024

12-2N-26-1601-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

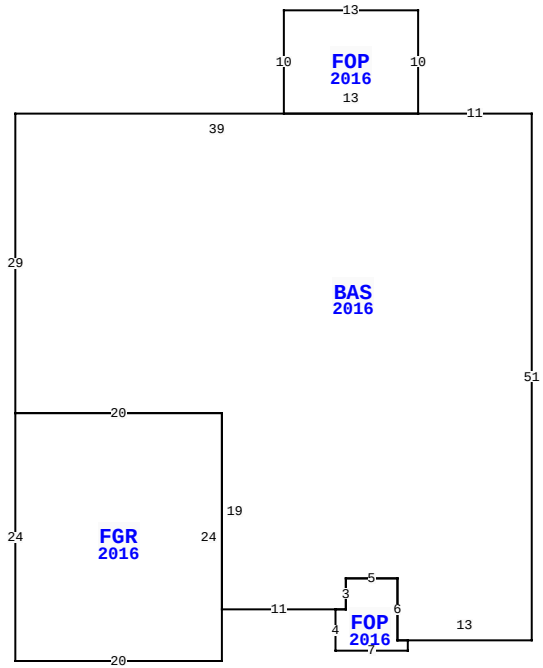
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,044	100	2,044	217,460
FGR	480	55	264	28,087
FOP	40	30	12	1,277
FOP	130	30	39	4,150
TOTALS	2,694		2,359	250,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,359	115.4538	109.68	258,735	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2044 HX Base Yr 2018



82038 HOODED WARBLER CT, 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		250,973
TOTAL MARKET OB/XF VALUE		8,693
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		314,666
SOH/AGL Deduction		96,777
ASSESSED VALUE		217,889
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,889
TOTAL JUST VALUE		314,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002360	CO ISSUED	0	03/22/2017
B1631906	NEW CONSTR	256,247	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/0215	4/13/2017	WD	Q	I	01	222,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: TUCKER ROBERT CLAY						
2026/1837	1/27/2016	SW	U	V	37	33,100
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 FOP=[YR=2016] N10 W13 S10 E13$ W39 S29 FGR=[YR=2016] S24 E20 N24 W20$ E20 S19 E11 FOP=[YR=2016] S4 E7 N1 W1 N6 W5 S3 W1$ E1 N3 E5 S6 E13 N51$.

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	742.00	SF	6.50	6.50	100	2016	2016	3	96	4,630	
2	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2017	2017	3	92	4,063	

LAND DESCRIPTION

TOTAL OB/XF 8,693

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 06/22/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS