LOT 58
PLUMMER CREEK #1 PB 8/28

CLARIDGE JOINT REV LIV TRUST/CLARIDGE THOMAS C TRU
82048 HOODED WARBLER CT
YULEE, FL 32097

2024

12-2N-26-1601-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

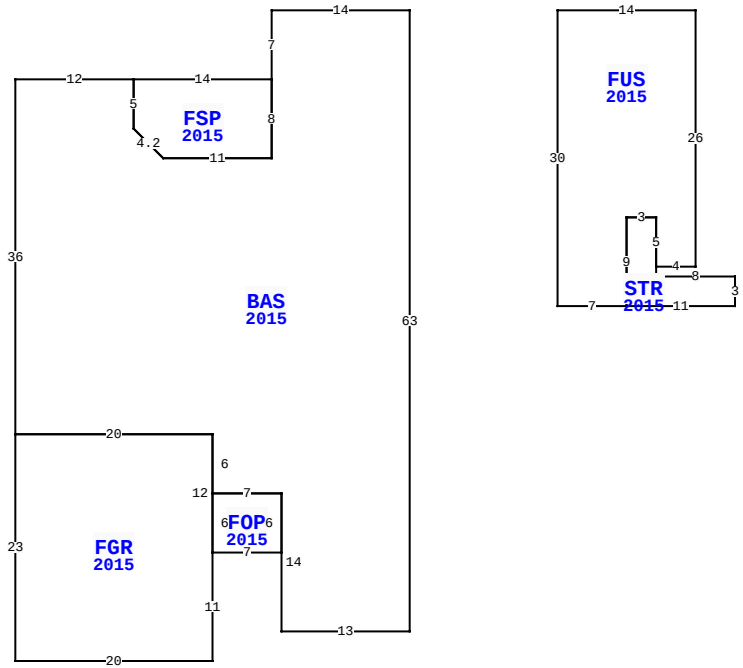
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,733	100	1,733	202,969
FGR	460	55	253	29,631
FOP	42	30	13	1,523
FSP	108	40	43	5,036
FUS	377	100	377	44,154
STR	51	10	5	586
TOTALS	2,771		2,424	283,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,424	128.4192	122.00	295,728	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2110 HX Base Yr 2018



82048 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		283,899
TOTAL MARKET OB/XF VALUE		4,582
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		343,481
SOH/AGL Deduction		93,250
ASSESSED VALUE		250,231
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,231
TOTAL JUST VALUE		343,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530668	NEW CONSTR	260,770	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2297/1294	8/06/2019	WD	U	I	11	100
GRANTOR: CLARIDGE THOMAS & MAR						
GRANTEE: CLARIDGE JOINT REVO						
2146/0529	9/15/2017	WD	Q	I	01	249,900
GRANTOR: FRANKLIN KENT R & RAN						
GRANTEE: CLARIDGE THOMAS & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 S7 FSP=[YR=2015] W14 S5 D3 R3 E11 N8$ S8 W11 U3 L3 N5 W12 S36 FGR=[YR=2015] S23 E20 N11 FOP=[YR=2015] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$ PTR=E15 FUS=[YR=2015] E14 S26 W4 STR=[YR=2015] S1 E8 S3 W11 N9 E3 S5$ N5 W3 S9 W7 N30$ W15$.

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	2015	2015	3	95	4,582	

LAND DESCRIPTION

TOTAL OB/XF 4,582

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 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS