LOT 68
IN OR 1924/1550
PLUMMER CREEK #1 PB 8/28

BOR CHRISTOPHER J & HEATHER L
82154 HOODED WARBLER CT
YULEE, FL 32097

2024

12-2N-26-1601-0068-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

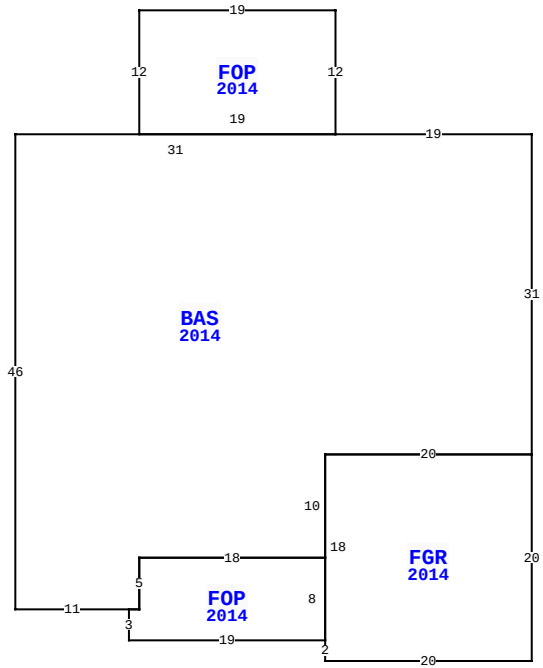
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,910	100	1,910	211,873
FGR	400	55	220	24,404
FOP	147	30	44	4,881
FOP	228	30	68	7,543
TOTALS	2,685		2,242	248,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,242	121.6278	115.55	259,063	2014	2014	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 0 Heated Area: 1910 HX Base Yr



82154 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	248,700
TOTAL MARKET OB/XF VALUE	7,913
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	311,613
SOH/AGL Deduction	6,531
ASSESSED VALUE	305,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,082
TOTAL JUST VALUE	311,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428317	CO ISSUED	0	06/04/2014
B1428317	NEW CONSTR	231,852	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1924/1550	6/09/2014	WD	Q	I	01	198,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BOR CHRISTOPHER J &						
1893/0725	12/11/2013	SW	U	V	37	99,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 FOP=[YR=2014] N12 W19 S12 E19$ W31 S46 E11
FOP=[YR=2014] S3 E19 FGR=[YR=2014] S2 E20 N20 W20 S18$ N8
W18 S5 W1$ E1 N5 E18 N10 E20 N31$.

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	0	0	0	764.00	SF	6.50	6.50	100	2014	2014	3	95	4,718	
2	0476	VF 6 SBPL	0	0	0	0	104.00	LF	32.00	32.00	100	2020	2020	3	96	3,195	

LAND DESCRIPTION

TOTAL OB/XF 7,913

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS