LOT 73
PLUMMER CREEK #1 PB 8/28

CASTROGIOVANNI MELISSA T/GONZALEZ MARCELINO
82117 HODDED WARBLER CT
YULEE, FL 32097

2024

12-2N-26-1601-0073-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

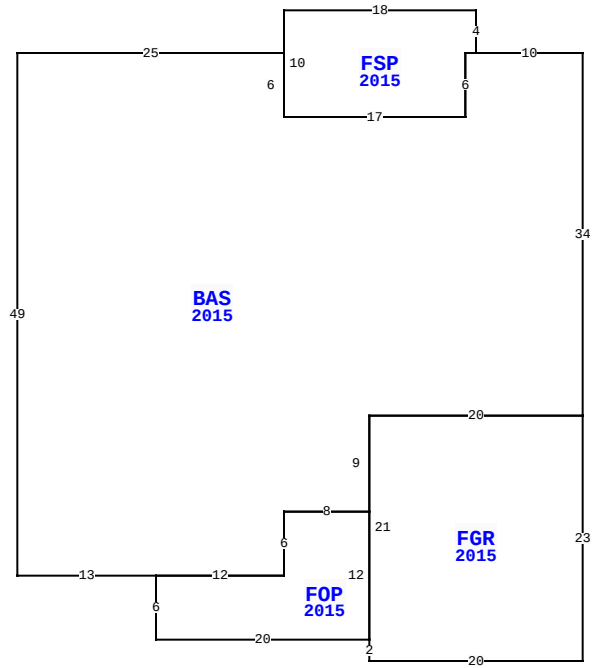
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,147	100	2,147	225,190
FGR	460	55	253	26,537
FOP	168	30	50	5,245
FSP	174	40	70	7,342
TOTALS	2,949		2,520	264,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,520	114.4080	108.69	273,899	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2147 HX Base Yr 2021



82117 HOODED WARBLER CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,313
TOTAL MARKET OB/XF VALUE		8,527
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		327,840
SOH/AGL Deduction		56,944
ASSESSED VALUE		270,896
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,896
TOTAL JUST VALUE		327,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530280	CO ISSUED	0	09/10/2015
B1530280	NEW CONSTR	269,146	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2375/0037	7/06/2020	WD	Q	I	01	286,200
GRANTOR: HARRISON JOSHUA R & J						
GRANTEE: CASTROGIOVANNI MELI						
2004/1848	9/11/2015	WD	Q	I	02	212,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HARRISON JOSHUA RYA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W10 FSP=[YR=2015] N4 W18 S10 E17 N6 E1$ W1 S6 W17 N6 W25 S49 E13 FOP=[YR=2015] S6 E20 FGR=[YR=2015] S2 E20 N23 W20 S21$ N12 W8 S6 W12$ E12 N6 E8 N9 E20 N34$.

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	689.00	SF	6.50	6.50	100	2015	2015	3	95	4,255	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2015	2015	3	89	4,272	

LAND DESCRIPTION

TOTAL OB/XF 8,527

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