LOT 74
IN OR 2022/1646
PLUMMER CREEK #1 PB 8/28

SMITH LYNDA C
82103 HOODED WARBLER CT
YULEE, FL 32097

2024

12-2N-26-1601-0074-0000

BUILDING CHARACTERISTICS

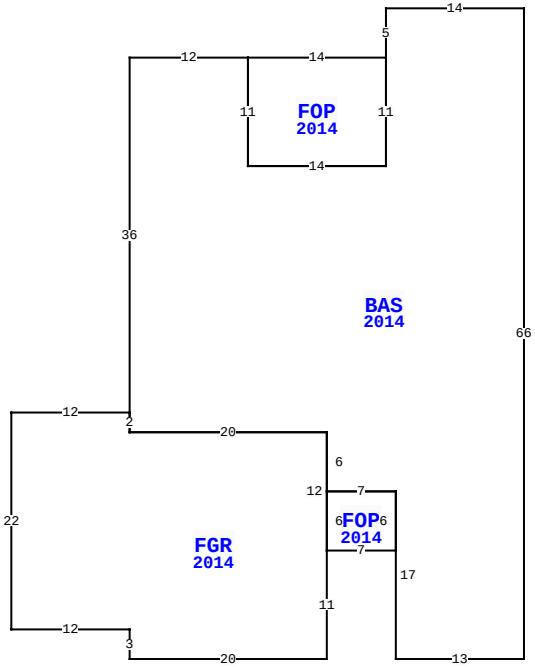
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,777	100	1,777	189,838
FGR	724	55	398	42,518
FOP	42	30	13	1,388
FOP	154	30	46	4,915
TOTALS	2,697		2,234	238,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,234	117.2031	111.34	248,734	2014	2014	0	0	0	4.05	95.95

1 SINGLE FAM – 100% - 2017 Heated Area: 1777 HX Base Yr 2017



82103 HOODED WARBLER CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,660
TOTAL MARKET OB/XF VALUE		6,014
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		299,674
SOH/AGL Deduction		106,751
ASSESSED VALUE		192,923
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		137,923
TOTAL JUST VALUE		299,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429180	CO ISSUED	0	11/07/2014
B1429180	NEW CONSTR	230,132	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2022/1646	1/08/2016	WD	Q	I	01	214,000
GRANTOR: SVOBODA KIRK						
GRANTEE: SMITH LYNDA C						
1948/1796	11/18/2014	WD	Q	I	01	199,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SVOBODA KIRK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 S5 FOP=[YR=2014] W14 S11 E14 N11$ S11 W14 N11 W12 S36 FGR=[YR=2014] W12 S22 E12 S3 E20 N11 FOP=[YR=2014] E7 N6 W7 S6$ N12 W20 N2$ S2 E20 S6 E7 S17 E13 N66$.

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	974.00	SF	6.50	6.50	100	2014	2014	3	95	6,014	

LAND DESCRIPTION

TOTAL OB/XF 6,014

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 10/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS