

LOT 76
IN OR 1908/1638
PLUMMER CREEK #1 PB 8/28

BOWIE IRIS
82079 HOODED WARBLER CT
YULEE, FL 32097

2024

12-2N-26-1601-0076-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

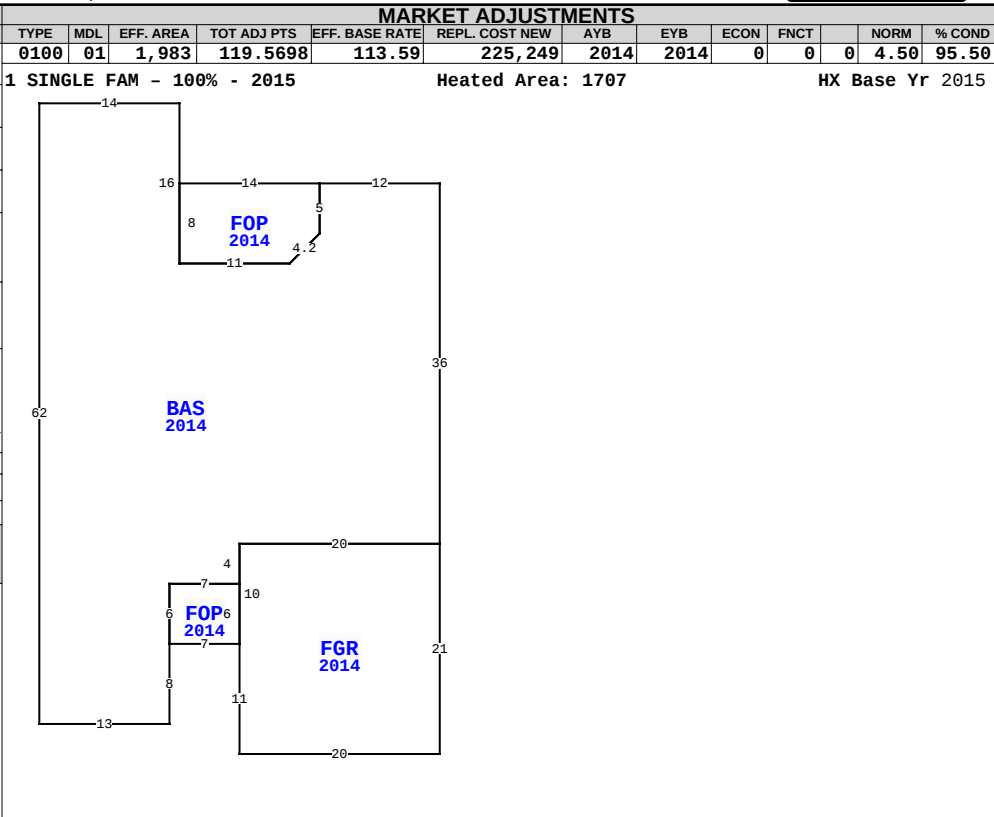
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	1,707	185,173
FGR	420	55	231	25,058
FOP	42	30	13	1,411
FOP	108	30	32	3,471

TOTALS	2,277		1,983	215,113
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	695.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	114.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



82079 HOODED WARBLER CT, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
7,466											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	215,113		
TOTAL MARKET OB/XF VALUE	7,466		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	277,579		
SOH/AGL Deduction	112,583		
ASSESSED VALUE	164,996		
TOTAL EXEMPTION VALUE	HX HB WX		
BASE TAXABLE VALUE	109,996		
TOTAL JUST VALUE	277,579		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	267,966		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328043	NEW CONSTR	210,998	11/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1908/1638	3/14/2014	WD	Q	I	02	172,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BOWIE ALBERT & IRIS						
1887/0274	10/30/2013	SW	Q	V	05	94,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2014] W12 FOP=[YR=2014] W14 S8 E11 U3 R3 N5\$ S5 D3 L3 W11 N16 W14 S62 E13 N8 FOP=[YR=2014] E7 FGR=[YR=2014] S11 E20 N21 W20 S10\$ N6 W7 S6\$ N6 E7 N4 E20 N36\$.											