LOT 79
IN OR 2202/1282
PLUMMER CREEK #1 PB 8/28

CORBITT MELISSA C
82027 HOODED WARBLER CT
YULEE, FL 32097

2024

12-2N-26-1601-0079-0000

BUILDING CHARACTERISTICS

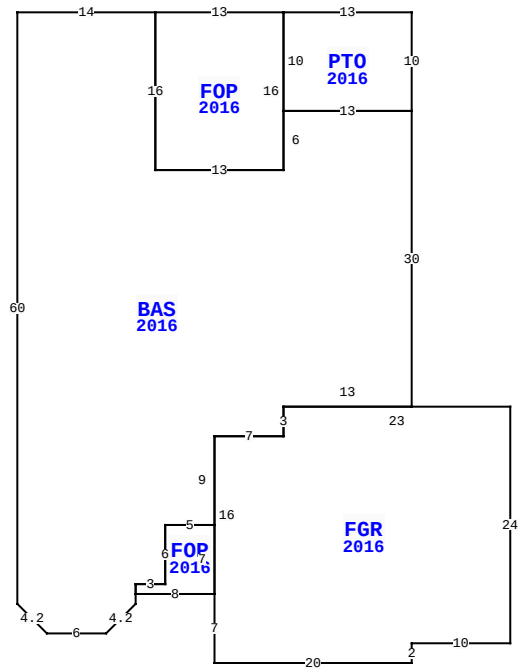
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,664	100	1,664	171,980
FGR	739	55	406	41,961
FOP	38	30	11	1,137
FOP	208	30	62	6,408
PTO	130	5	6	620
TOTALS	2,779		2,149	222,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,149	112.1610	106.55	228,976	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1664 HX Base Yr 2019



82027 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		222,107
TOTAL MARKET OB/XF VALUE		6,078
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		283,185
SOH/AGL Deduction		73,831
ASSESSED VALUE		209,354
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,354
TOTAL JUST VALUE		283,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531250	CO ISSUED	0	05/05/2016
B1531250	NEW CONSTR	0	10/29/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2202/1282	5/15/2018	WD	Q	I	01	240,000
GRANTOR: BUCK FREDERICK L & DE						
GRANTEE: CORBITT MELISSA C						
2046/0952	5/17/2016	WD	Q	I	01	191,700
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: BUCK FREDERICK L &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W13 FOP=[YR=2016] W13 BAS=[YR=2016] W14 S60 D3 R3 E6 U3 R3 N1 FOP=[YR=2016] E8 FGR=[YR=2016] S7 E20 N2 E10 N24 W23 S3 W7 S16$ N7 W5 S6 W3 S1$ N1 E3 N6 E5 N9 E7 N3 E13 N30 W13 S6 W13 N16$ S16 E13 N16$ S10 E13 N10$.

EXTRA FEATURES

L N	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	2016	2016	3	96	6,078	

LAND DESCRIPTION

TOTAL OB/XF 6,078

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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