

LOT 80
IN OR 2022/961
PLUMMER CREEK #1 PB 8/28

BROWN KARL A SR & TONNYNA A
82015 HOODED WARBLER CT
YULEE, FL 32097

2024

12-2N-26-1601-0080-0000



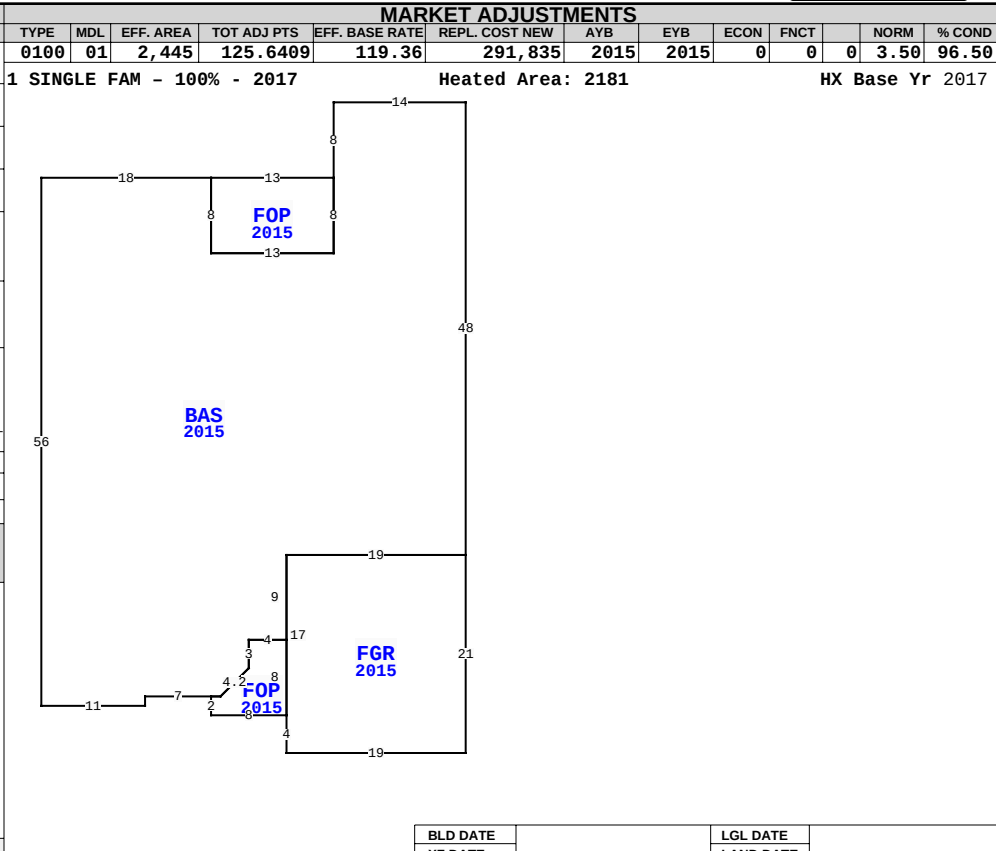
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	2,181	100	2,181	251,213
FGR	399	55	219	25,225
FOP	45	30	14	1,613
FOP	104	30	31	3,571
TOTALS	2,729		2,445	281,621

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	714.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	108.00	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	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



82015 HOODED WARBLER CT, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		281,621	
TOTAL MARKET OB/XF VALUE		7,485	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		344,106	
SOH/AGL Deduction		105,031	
ASSESSED VALUE		239,075	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		189,075	
TOTAL JUST VALUE		344,106	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		331,487	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531035	CO ISSUED	0	12/28/2015
B1531035	NEW CONSTR	266,523	08/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2022/0961	12/31/2015	WD	Q	I	01	223,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BROWN KARL A SR & T						
1922/0695	6/11/2014	SW	Q	V	05	284,600
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W14 S8 FOP=[YR=2015] W13 S8 E13 N8\$ S8 W13 N8 W18 S56 E11 N1 E7 FOP=[YR=2015] S2 E8 FGR=[YR=2015] S4 E19 N21 W19 S17\$ N8 W4 S3 D3 L3 W1\$ E1 U3 R3 N3 E4 N9 E19 N48\$.											

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