LOT 102
IN OR 1914/972 & OR 1978/1933
PLUMMER CREEK #1 PB 8/28

HUBBARD JENNY
80049 CATTAIL CIRCLE
YULEE, FL 32097

2024

12-2N-26-1601-0102-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
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		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

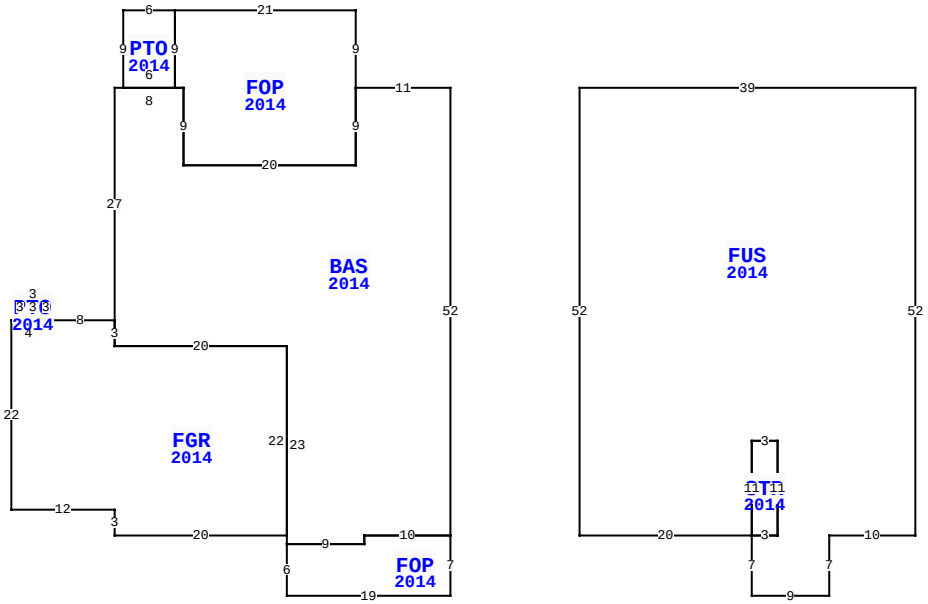
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	1,417	135,336
FGR	704	55	387	36,962
FOP	124	30	37	3,534
FOP	369	30	111	10,602
FUS	2,058	100	2,058	196,556
PTO	9	5	0	0
PTO	54	5	3	287
STR	33	10	3	287
TOTALS	4,768		4,016	383,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,016	104.7816	99.54	399,753	2014	2014	0	0	0	4.05	95.95

1 SINGLE FAM – 100% - 2019 Heated Area: 3475 HX Base Yr 2019



80049 CATTAIL CIR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		383,563
TOTAL MARKET OB/XF VALUE		15,103
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		453,666
SOH/AGL Deduction		116,579
ASSESSED VALUE		337,087
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		287,087
TOTAL JUST VALUE		453,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327992	CO ISSUED	0	04/02/2014
B1327992	NEW CONSTR	429,177	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1978/1933	5/05/2015	QC	U	I	11	100
GRANTOR: HUBBARD RICHARD						
GRANTEE: HUBBARD JENNY						
1914/0972	4/02/2014	WD	Q	I	01	263,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HUBBARD RICHARD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W11 FOP=[YR=2014] N9 W21 PTO=[YR=2014] W6 S9 E6 N9$ S9 E1 S9 E20 N9 $ S9 W20 N9 W8 S27 FGR=[YR=2014] W8 PTO=[YR=2014] N3 W3 S3 E3 $ W4 S22 E12 S3 E20 N22 W20 N3 $ S3 E20 S23 FOP=[YR=2014] S6 E19 N7 W10 S1 W9$ E9 N1 E10 N52$ PTR= E15 FUS=[YR=2014] E39 S52 W10 S7W9 N7 STR=[YR=2014] N11 E3 S11 W3$ E3 N11 W3 S11 W20 N52$ W15$.

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	0812	CONCRETE C	0	100	0	0	2,089.00	SF	4.00	4.00	100	2014	2014	3	95	7,938	
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2014	2014	3	87	4,343	
3	0855	CONC PAVER	0	100	0	0	288.00	SF	10.00	10.00	100	2019	2019	3	98	2,822	

LAND DESCRIPTION

TOTAL OB/XF 15,103

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/24/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS