LOT 59
IN OR 1886/777
PLUMMER CREEK #1 PB 8/28

TIFFANY LAURA R/JOHNSON DARRYL A
82060 HOODED WARBLER CT
YULEE, FL 32097

2025

12-2N-26-1601-0059-0000

NASSAU COUNTY PROPERTY

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	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

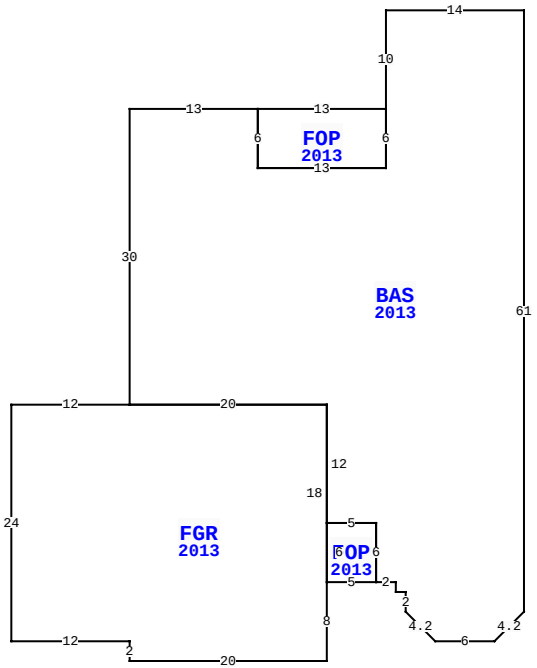
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100	2013	1,656	179,691
FGR	808	55	2013	444	48,178
FOP	30	30	2013	9	977
FOP	78	30	2013	23	2,496
TOTALS	2,572			2,132	231,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,132	114.2190	114.22	243,517	2013	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1656 HX Base Yr 2014



82060 HOODED WARBLER CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,341
TOTAL MARKET OB/XF VALUE		5,126
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		296,467
SOH/AGL Deduction		117,443
ASSESSED VALUE		179,024
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,302
TOTAL JUST VALUE		296,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327397	CO ISSUED	0	10/16/2013
B1327397	NEW CONSTR	214,261	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1886/0777	10/18/2013	WD	Q	I	02	154,300
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: TIFFANY LAURA R & D						
1860/0149	5/31/2013	SW	U	V	30	95,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W14 S10 FOP=[YR=2013] W13 S6 E13 N6$ S6 W13 N6 W13 S30 FGR=[YR=2013] W12 S24 E12 S2 E20 N8 FOP=[YR=2013] E5 N6 W5 S6$ N18 W20$ E20 S12 E5 S6 E2 S1 E1 S2 D3 R3 E6 U3 R3 N61$.

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	848.00	SF	6.50	6.50	100	2013	2013	3	93	5,126	

LAND DESCRIPTION

TOTAL OB/XF 5,126

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	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 10/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS