

LAKE CONSTANCE & DOUGLAS
82112 HOODED WARBLER CT
YULEE, FL 32097

12-2N-26-1601-0064-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

03

HARDIE BRD 100
GABLE/HIP 100

RooF Cover
Interior Wall

03
05

COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

11
14

CLAY TILE 60
CARPET 40

Air Condition
Heating Type

03
04

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

02

4 100
2 100
WOOD FRAME 100

Stories
Units
Occupancy

00

1. 100
0 100
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

1,857

100

2015

1,857

219,845

FGR

448

55

2015

246

29,123

FOP

120

30

2015

36

4,262

FOP

139

30

2015

42

4,972

PTO

16

5

2015

1

118

PTO

159

5

2019

8

948

TOTALS

2,739

2,190

259,268

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

668.00

SF

6.50

6.50

100

2015

2015

3

95

4,125

2

0476

VF 6 SBPL

0 100

0 0

126.00

LF

32.00

32.00

100

2015

2015

3

87

3,508

3

0855

CONC PAVER

0 100

0 0

250.00

SF

10.00

10.00

100

2024

2021

99

2,475

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

60,000.00

60,000.00

60,000

REVIEW DATE

05/26/2020

BY

KBA

Total Acres: 0.00

Total Land Value: 60,000

Market: 0

Agricultural: 0

Common: 60,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,190

120.1872

120.19

263,216

2015

2020

0

0

1.50

98.50

1 SINGLE FAM - 100% - 2024

Heated Area: 1857

HX Base Yr 2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/04/2025

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

259,268

10,108

60,000

329,376

8,263

321,113

50,722

270,391

329,376

0

312,063

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / I

V / I

RSN CD

SALE PRICE

2654/1183

7/14/2023

WD Q

I

01

409,000

GRANTOR: TITCOMB GORDON & ASHL

GRANTEE: LAKE CONSTANCE & DO

2152/0331

10/13/2017

WD Q

I

01

217,000

GRANTOR: LORD MICHAEL & MARY

GRANTEE: TITCOMB GORDON & AS

BUILDING NOTES

BAS=[YR=2015;ORIG=0,0] W10 W40 S23 E4 S7 E16 S11 E19 S5 E11 N46 \$
FGR=[YR=2015;ORIG=-50,23] S28 E20 N2 N19 W16 N7 W4 \$
FOP=[YR=2015;ORIG=-28,49] E18 N3 W1 N5 W17 S8 \$
FOP=[YR=2015;ORIG=-15,-10] W12 S10 E12 N10 \$
PTO=[YR=2019;ORIG=-10,0] N14 W17F90 S4 E12 S10 E5 \$
PTO=[YR=2015;ORIG=-30,49] E2 N8 W2 S8 \$
.

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W10 W40 S23 E4 S7 E16 S11 E19 S5 E11 N46 \$
FGR=[YR=2015;ORIG=-50,23] S28 E20 N2 N19 W16 N7 W4 \$
FOP=[YR=2015;ORIG=-28,49] E18 N3 W1 N5 W17 S8 \$
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