LOT 69
PLUMMER CREEK #1 PB 8/28

ORCHARD ABBEY & BENJAMIN J
82155 HOODED WARBLER CT
YULEE, FL 32097

2025

12-2N-26-1601-0069-0000

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	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

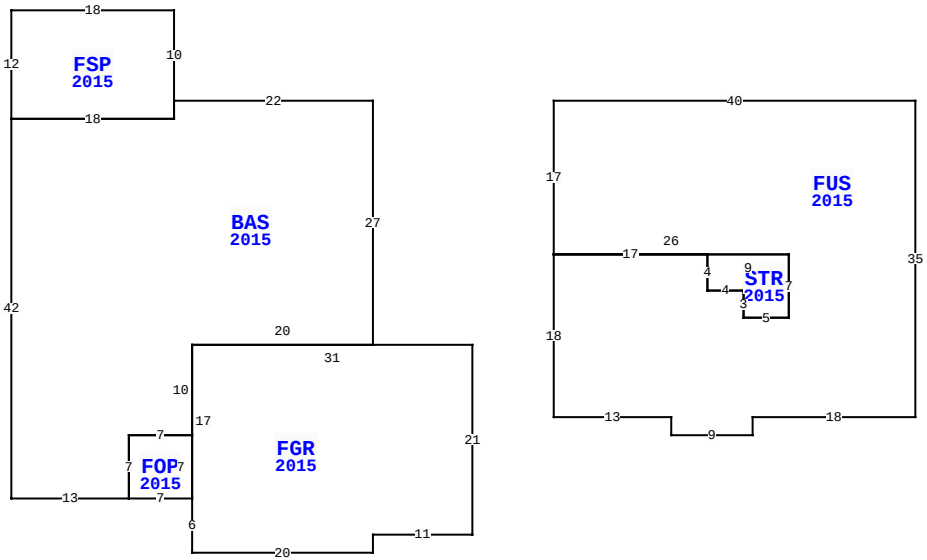
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,335	100	2015	1,335	141,386
FGR	691	55	2015	380	40,245
FOP	49	30	2015	15	1,589
FSP	216	40	2015	86	9,108
FUS	1,367	100	2015	1,367	144,775
STR	51	10	2015	5	530
TOTALS	3,709			3,188	337,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,188	110.3172	110.32	351,700	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2702 HX Base Yr 2023



82155 HOODED WARBLER CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,632
TOTAL MARKET OB/XF VALUE		51,898
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		449,530
SOH/AGL Deduction		5,716
ASSESSED VALUE		443,814
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		393,092
TOTAL JUST VALUE		449,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530122	CO ISSUED	0	09/29/2015
B1531153	ADDITION	21,963	09/01/2015
B1530122	NEW CONSTR	347,583	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0601	5/03/2022	WD	Q	I	02	539,000
GRANTOR: AULEN NELLI						
GRANTEE: ORCHARD ABBEY & BEN						
2392/1817	9/16/2020	FJ	U	I	11	0
GRANTOR: AULEN THOMAS EST						
GRANTEE: AULEN NELLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W22 FSP=[YR=2015] N10 W18 S12 E18 N2$ S2 W18 S42 E13 FOP=[YR=2015] E7 FGR=[YR=2015] S6 E20 N2 E11 N21 W31 S17$ N7 W7 S7$ N7 E7 N10 E20 N27$ PTR=E20 FUS=[YR=2015] E40 S35 W18 S2 W9 N2 W13 N18 E17 STR=[YR=2015] E9 S7 W5 N3 W4 N4$ S4 E4 S3 E5 N7 W26 N17$ W20$.

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	885.00	SF	6.50	6.50	100	2015	2015	3	95	5,465	
2	0861	POOL GUNIT	0	100	0	0	352.00	SF	85.00	85.00	100	2015	2015	3	75	22,440	
3	0845	KOOL DECK	0	100	0	0	632.00	SF	7.25	7.25	100	2015	2015	3	95	4,353	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2015	2015	3	65	650	
5	0911	SCRN RM A	0	100	41	24	984.00	SF	17.50	17.50	100	2015	2015	3	65	11,193	
6	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2015	2015	3	87	3,675	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	
8	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2015	2015	3	75	3,600	
9	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 51,898

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		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