LOT 70
PLUMMER CREEK #1 PB 8/28

POAG SAMUEL & WENDY L/E/
82153 HOODED WARBLER CT
YULEE, FL 32097

2025

12-2N-26-1601-0070-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

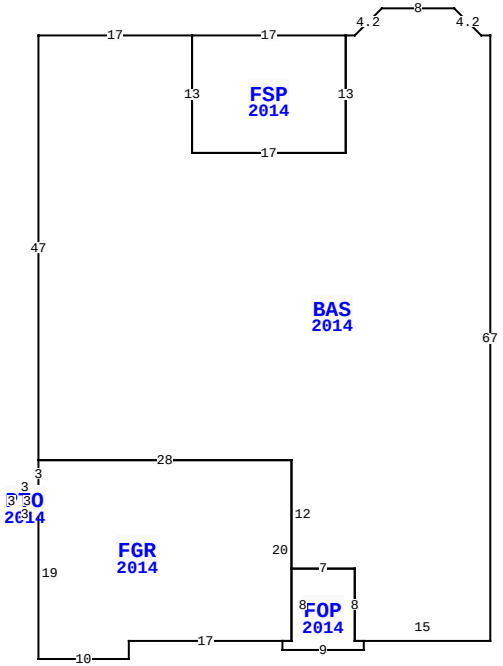
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,546	100	2014	2,546	282,312
FGR	580	55	2014	319	35,372
FOP	65	30	2014	20	2,217
FSP	221	40	2014	88	9,758
PTO	9	5	2014	0	0
TOTALS	3,421			2,973	329,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,973	116.1699	116.17	345,373	2014	2014	0	0	0	4.55	95.45

1 SINGLE FAM – 100% - 2018 Heated Area: 2546 HX Base Yr 2018



82153 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		329,659
TOTAL MARKET OB/XF VALUE		4,937
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		394,596
SOH/AGL Deduction		113,639
ASSESSED VALUE		280,957
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,235
TOTAL JUST VALUE		394,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428456	CO ISSUED	0	08/14/2014
B1428456	NEW CONSTR	309,444	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2770/1417	2/25/2025	LE	U	I	11	100
GRANTOR: POAG SAMUEL & WENDY						
GRANTEE: POAG LIVING TRUST						
2143/0761	8/28/2017	WD	Q	I	01	265,000
GRANTOR: MCKENDREE RANDALL D J						
GRANTEE: POAG SAMUEL & WENDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W1 U3 L3 W8 D3 L3 W1 FSP=[YR=2014] W17 S13 E17 N13$ S13 W17 N13 W17 S47 FGR=[YR=2014] S3 PTO=[YR=2014] W3 S3 E3 N3$ S19E10 N2 E17 FOP=[YR=2014] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N20 W28$ E28 S12 E7 S8 E15 N67$.

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	808.00	SF	6.50	6.50	100	2014	2014	3	94	4,937	

LAND DESCRIPTION

TOTAL OB/XF 4,937

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 10/24/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS