LOT 72
PLUMMER CREEK #1 PB 8/28

MORRIS JACKSON & THERESA
82129 HOODED WARBLER CT
YULEE, FL 32097

2025

12-2N-26-1601-0072-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

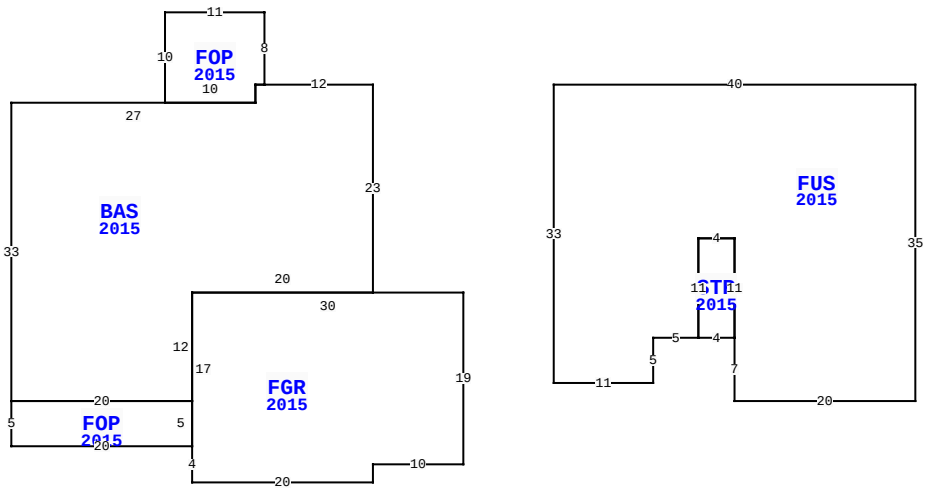
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	2015	1,106	117,728
FGR	610	55	2015	336	35,766
FOP	100	30	2015	30	3,193
FOP	108	30	2015	32	3,406
FUS	1,271	100	2015	1,271	135,291
STR	44	10	2015	4	426
TOTALS	3,239			2,779	295,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,779	110.8800	110.88	308,136	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2377 HX Base Yr 2025



82129 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		295,811
TOTAL MARKET OB/XF VALUE		17,080
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		372,891
SOH/AGL Deduction		0
ASSESSED VALUE		372,891
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		322,169
TOTAL JUST VALUE		372,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429590	CO ISSUED	0	06/02/2015
B1429590	NEW CONSTR	0	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/522	1/17/2024	WD	Q	I	01	479,000
GRANTOR: KUESTER MATTHEW BRANH						
GRANTEE: MORRIS JACKSON & TH						
1985/1271	6/08/2015	WD	Q	I	02	237,300
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: KUESTER MATTHEW BRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W12 FOP=[YR=2015] N8 W11 S10 E10 N2 E1$ W1 S2 W27 S33 FOP=[YR=2015] S5 E20 FGR=[YR=2015] S4 E20 N2 E10 N19 W30 S17$ N5 W20$ E20 N12 E20 N23$ PTR=E20 FUS=[YR=2015] E40 S35 W20 N7 STR=[YR=2015] W4 N11 E4 S11$ N11 W4 S11 W5 S5 W11 N33$ 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	0811	CONCRETE B	0	100	0	0	1,316.00	SF	5.20	5.20	100	2015	2015	3	95	6,501	
2	0462	ST/AL FNC	0	100	0	0	576.00	SF	10.00	10.00	100	2015	2015	3	75	4,320	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	
4	0855	CONC PAVER	0	100	0	0	408.00	SF	10.00	10.00	100	2016	2016	3	95	3,876	
5	0462	ST/AL FNC	0	100	0	0	272.00	SF	10.00	10.00	100	2016	2016	3	78	2,122	

LAND DESCRIPTION

TOTAL OB/XF 17,080

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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS