LOT 73
PLUMMER CREEK #1 PB 8/28

JACKSON BRANDY LYN
82117 HOODED WARBLER CT
YULEE, FL 32097

2025

12-2N-26-1601-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

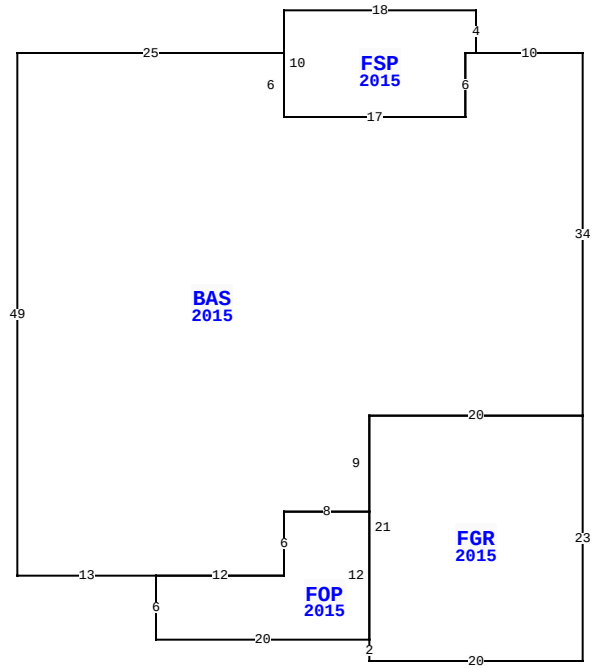
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,147	100	2015	2,147	235,812
FGR	460	55	2015	253	27,788
FOP	168	30	2015	50	5,492
FSP	174	40	2015	70	7,689
TOTALS	2,949			2,520	276,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,520	114.4080	114.41	288,313	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2147 HX Base Yr 2025



82117 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		276,780
TOTAL MARKET OB/XF VALUE		8,431
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		345,211
SOH/AGL Deduction		0
ASSESSED VALUE		345,211
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		294,489
TOTAL JUST VALUE		345,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530280	CO ISSUED	0	09/10/2015
B1530280	NEW CONSTR	269,146	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2799/1287	7/02/2025	WD	Q	I	01	441,000
GRANTOR: KONICKI KEITH						
GRANTEE: JACKSON BRANDY LYN						
2752/1588	11/25/2024	WD	Q	I	01	430,000
GRANTOR: CASTROGIOVANNI MELISS						
GRANTEE: KONICKI KEITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W10 FSP=[YR=2015] N4 W18 S10 E17 N6 E1$ W1 S6 W17 N6 W25 S49 E13 FOP=[YR=2015] S6 E20 FGR=[YR=2015] S2 E20 N23 W20 S21$ N12 W8 S6 W12$ E12 N6 E8 N9 E20 N34$.

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	689.00	SF	6.50	6.50	100	2015	2015	3	95	4,255	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2015	2015	3	87	4,176	

LAND DESCRIPTION

TOTAL OB/XF 8,431

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 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS