LOT 74
IN OR 2022/1646
PLUMMER CREEK #1 PB 8/28

SMITH LYNDA C
82103 HOODED WARBLER CT
YULEE, FL 32097

2025

12-2N-26-1601-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

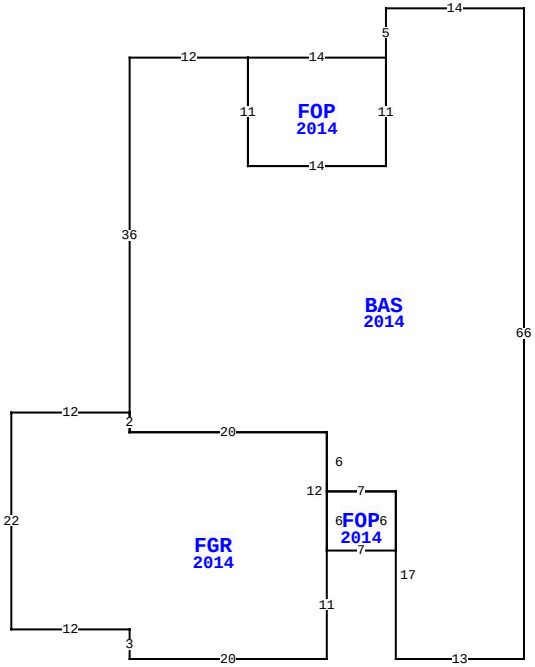
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100	2014	1,777	198,788
FGR	724	55	2014	398	44,524
FOP	42	30	2014	13	1,455
FOP	154	30	2014	46	5,146
TOTALS	2,697			2,234	249,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,234	117.2031	117.20	261,825	2014	2014	0	0	0	4.55	95.45

1 SINGLE FAM – 100% - 2017 Heated Area: 1777 HX Base Yr 2017



82103 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		249,912
TOTAL MARKET OB/XF VALUE		5,951
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		315,863
SOH/AGL Deduction		117,345
ASSESSED VALUE		198,518
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		142,796
TOTAL JUST VALUE		315,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429180	CO ISSUED	0	11/07/2014
B1429180	NEW CONSTR	230,132	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2022/1646	1/08/2016	WD	Q	I	01	214,000
GRANTOR: SVOBODA KIRK						
GRANTEE: SMITH LYNDA C						
1948/1796	11/18/2014	WD	Q	I	01	199,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SVOBODA KIRK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 S5 FOP=[YR=2014] W14 S11 E14 N11$ S11 W14 N11 W12 S36 FGR=[YR=2014] W12 S22 E12 S3 E20 N11 FOP=[YR=2014] E7 N6 W7 S6$ N12 W20 N2$ S2 E20 S6 E7 S17 E13 N66$.

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	974.00	SF	6.50	6.50	100	2014	2014	3	94	5,951	

LAND DESCRIPTION

TOTAL OB/XF 5,951

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 10/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS