LOT 75
PLUMMER CREEK #1 PB 8/28

OTERO DANIELLE
718 AMELIA CIRCLE
FERNANDINA BEACH, FL 32034

2025

12-2N-26-1601-0075-0000

BUILDING CHARACTERISTICS

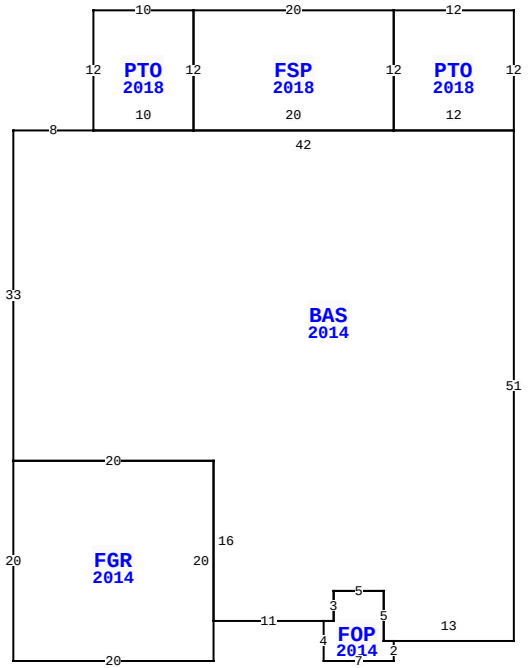
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,141	100	2014	2,141	231,250
FGR	400	55	2014	220	23,762
FOP	41	30	2014	12	1,296
FSP	240	40	2018	96	10,369
PTO	120	5	2018	6	648
PTO	144	5	2018	7	756
TOTALS	3,086			2,482	268,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,482	113.0976	113.10	280,714	2014	2015	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 2024 Heated Area: 2141 HX Base Yr



82091 HOODED WARBLER CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	268,082
TOTAL MARKET OB/XF VALUE	4,363
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	332,445
SOH/AGL Deduction	0
ASSESSED VALUE	332,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,445
TOTAL JUST VALUE	332,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009198	ADDITION	30,942	09/10/2018
B1327909	NEW CONSTR	240,524	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/1705	8/25/2020	QC	U	I	11	100
GRANTOR: OTERO LUIS & DANIELLE						
GRANTEE: OTERO DANIELLE						
2080/1218	10/28/2016	WD	Q	I	01	200,000
GRANTOR: E G H IV LLC						
GRANTEE: OTERO LUIS & DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] N12 W12 FSP=[YR=2018] W20 PTO=[YR=2018] W10 S12
BAS=[YR=2014] W8 S33 FGR=[YR=2014] S20 E20 N20 W20$ E20 S16
E11 FOP=[YR=2014] S4 E7 N2 W1 N5 W5 S3 W1$ E1 N3E5 S5 E13
N51 W42 $ E10 N12$ S12 E20 N12 $ S12 E12$.

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	0	0	0	714.00	SF	6.50	6.50	100	2014	2014	3	94	4,363	

LAND DESCRIPTION

TOTAL OB/XF 4,363

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 10/23/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS