



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	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

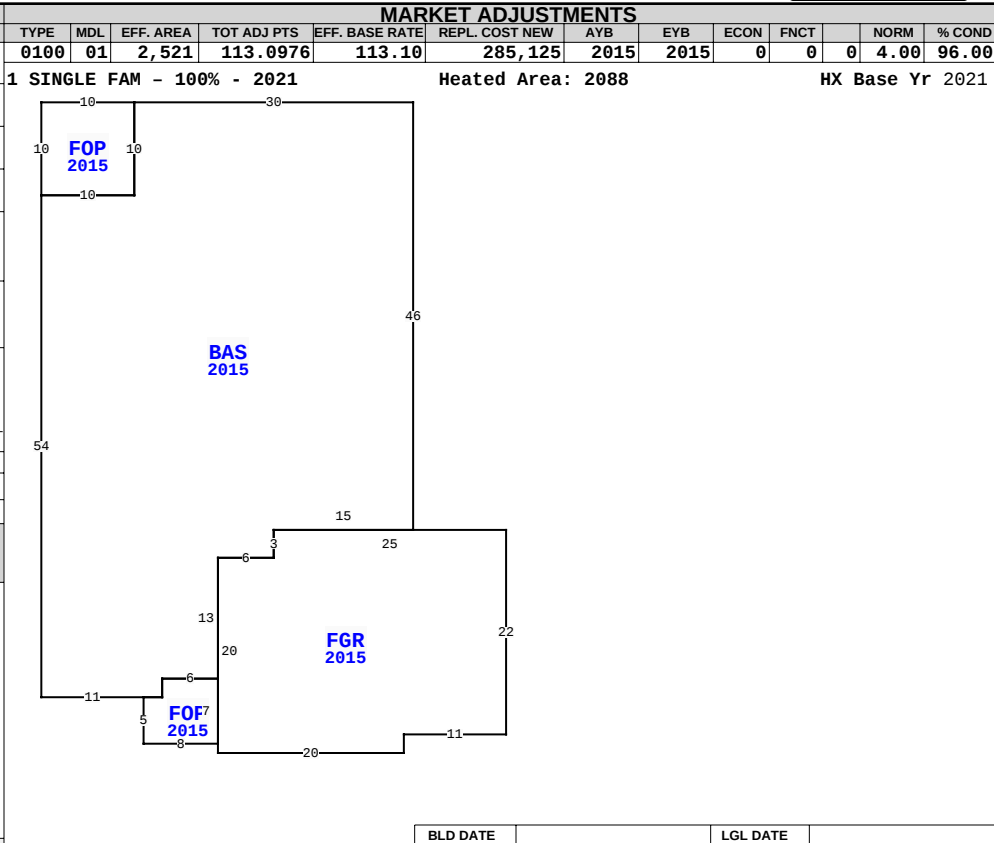
MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5013.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100	2015	2,088	226,707
FGR	704	55	2015	387	42,019
FOP	52	30	2015	16	1,738
FOP	100	30	2015	30	3,257

TOTALS	2,944			2,521	273,720
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	878.00	SF	6.50
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00



82051 HOODED WARBLER CT, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/04/2025
	INC DATE		AG DATE	MLU

L N	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	878.00	SF	6.50	6.50	100	2015	2015	3	95	5,422	
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2015	2015	3	87	3,508	

LAND DESCRIPTION										TOTAL OB/XF 8,930							
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY					Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE										273,720				
TOTAL MARKET OB/XF VALUE										8,930				
TOTAL LAND VALUE - MARKET										60,000				
TOTAL MARKET VALUE										342,650				
SOH/AGL Deduction										66,245				
ASSESSED VALUE										276,405				
TOTAL EXEMPTION VALUE					HX HB					50,722				
BASE TAXABLE VALUE										225,683				
TOTAL JUST VALUE										342,650				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										325,386				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530278	CO ISSUED	0	10/14/2015
B1530278	NEW CONSTR	286,907	04/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2384/1752	8/14/2020	WD	Q	I	01	283,000	
GRANTOR: JAMEL MITCHELL W							
GRANTEE: PAEZ ART V & SARAH							
2009/1583	10/19/2015	WD	Q	I	01	188,000	
GRANTOR: ADVANTAGE HOME BUILDE							
GRANTEE: JAMEL MITCHELL W							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W30 FOP=[YR=2015] W10 S10 E10 N10\$ S10 W10 S54 E11 FOP=[YR=2015] S5 E8 FGR=[YR=2015] S1 E20 N2 E11 N22 W25 S3 W6 S20\$ N7 W6 S2 W2\$ E2 N2 E6 N13 E6 N3 E15 N46\$.									