LOT 78
IN OR 1990/1483
PLUMMER CREEK #1 PB 8/28

SPRIEGEL IRREVOCABLE TRUST/SPRIEGEL DAVID D TRUSTE
82037 HOODED WARBLER CT
YULEE, FL 32097

2025

12-2N-26-1601-0078-0000

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 70
Interior Floo	14	CARPET 30
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

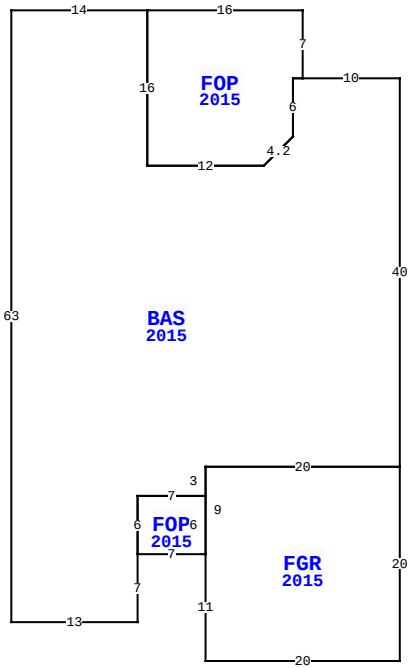
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,797	100	2015	1,797	209,636
FGR	400	55	2015	220	25,665
FOP	42	30	2015	13	1,517
FOP	243	30	2015	73	8,516
TOTALS	2,482			2,103	245,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,103	121.5249	121.52	255,557	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1797 HX Base Yr



82037 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		245,335
TOTAL MARKET OB/XF VALUE		5,735
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		311,070
SOH/AGL Deduction		9,450
ASSESSED VALUE		301,620
TOTAL EXEMPTION VALUE	13	301,620
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		311,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530232	CO ISSUED	0	05/20/2015
B1530232	ADDITION	1,700	04/01/2015
B1529996	NEW CONSTR	215,719	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1990/1483	5/28/2015	WD	U	I	11	100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SPRIEGEL IRREVOCABL						
1982/0783	5/28/2015	WD	Q	I	01	180,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SPRIEGEL DAVID D IR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W10 FOP=[YR=2015] N7 W16 S16 E12 U3 R3 N6 E1$ W1 S6 D3 L3 W12 N16 W14 S63 E13 N7 FOP=[YR=2015] E7 FGR=[YR=2015] S11 E20 N20 W20 S9$ N6 W7 S6$ N6 E7 N3 E20 N40$.

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	589.00	SF	6.50	6.50	100	2015	2015	3	95	3,637	
2	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2015	2015	3	87	1,837	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 5,735

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 05/26/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS