

LOT 80
IN OR 2022/961
PLUMMER CREEK #1 PB 8/28

BROWN KARL A SR
82015 HOODED WARBLER CT
YULEE, FL 32097

2025

12-2N-26-1601-0080-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		3 100			
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	2,181	100	2015	2,181	263,060
FGR	399	55	2015	219	26,414
FOP	45	30	2015	14	1,689
FOP	104	30	2015	31	3,739
TOTALS	2,729			2,445	294,902

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,445	125.6409	125.64	307,190	2015	2015	0	0	4.00	96.00
1 SINGLE FAM - 100% - 2017						Heated Area: 2181		HX Base Yr 2017			
						BLD DATE		LGL DATE			
						XF DATE		LAND DATE		04/04/2025 MLU	

EXTRA FEATURES							82015 HOODED WARBLER CT, YULEE				INC DATE		AG DATE				
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	714.00	SF	6.50	6.50	100	2015	2015	3	95	4,409	
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2015	2015	3	87	3,007	