LOT 98
PLUMMER CREEK #1 PB 8/28

BROOKS DONNA K
80054 CATTAIL CIR
YULEE, FL 32097

2025

12-2N-26-1601-0098-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

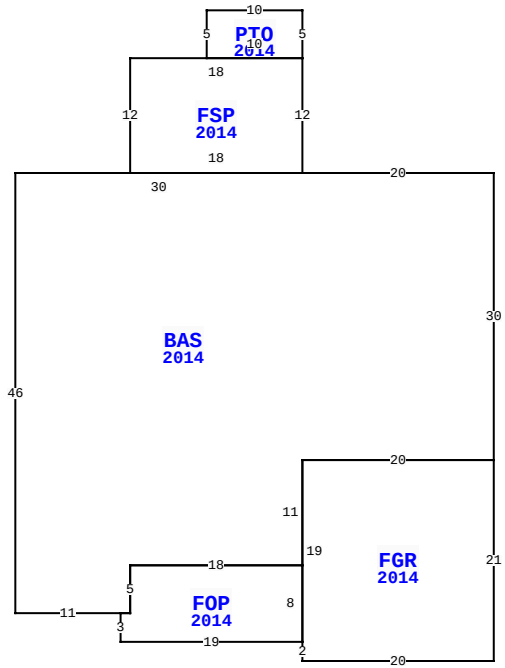
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,890	100	2014	1,890	215,818
FGR	420	55	2014	231	26,378
FOP	147	30	2014	44	5,024
FSP	216	40	2014	86	9,820
PTO	50	5	2014	2	228
TOTALS	2,723			2,253	257,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,253	119.5698	119.57	269,391	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1890 HX Base Yr 2022



80054 CATTAIL CIR, 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		257,268
TOTAL MARKET OB/XF VALUE		5,511
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		322,779
SOH/AGL Deduction		51,553
ASSESSED VALUE		271,226
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		215,504
TOTAL JUST VALUE		322,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428288	REMODEL	1,700	01/01/2014
B1327815	NEW CONSTR	231,810	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2402/1097	10/19/2020	WD	Q	I	01	292,500
GRANTOR: THORNTON ANTHONY & SU						
GRANTEE: BROOKS DONNA K						
1903/0556	2/06/2014	WD	Q	I	01	200,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: THORNTON ANTHONY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 FSP=[YR=2014] N12 PTO=[YR=2014] N5 W10 S5 E10$ W18 S12 E18$ W30 S46 E11 FOP=[YR=2014] S3 E19 FGR=[YR=2014] S2 E20 N21 W20 S19 $ N8 W18 S5 W1$ E1 N5 E18 N11 E20 N30$.

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	902.00	SF	6.50	6.50	100	2014	2014	3	94	5,511	

LAND DESCRIPTION

TOTAL OB/XF 5,511

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 10/24/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS