LOT 61
PT OR 2170/238
PLUMMER CREEK #1 PB 8/28

MNSF II W1 LLC
6836 MORRISON BLVD STE 320
CHARLOTTE, NC 28211

2026

12-2N-26-1601-0061-0000

BUILDING CHARACTERISTICS

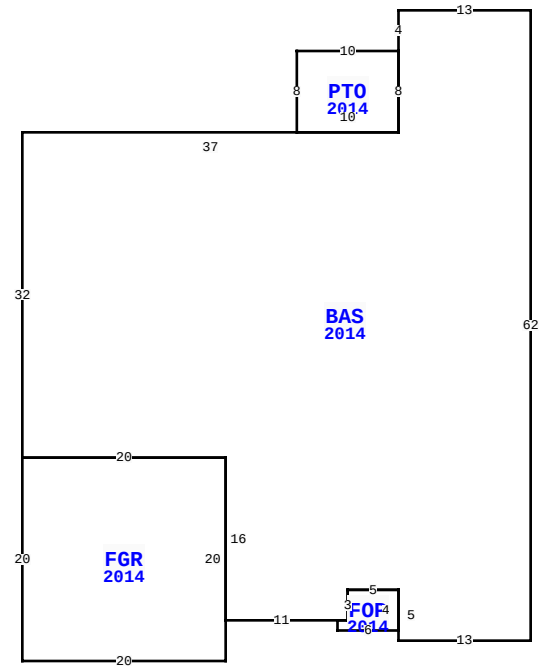
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,247	100	2014	2,247	273,580
FGR	400	55	2014	220	26,786
FOP	21	30	2014	6	730
PTO	80	5	2014	4	487
TOTALS	2,748			2,477	301,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,477	122.7072	128.84	319,137	2014	2014	0	0	0	5.50	94.50

1 SINGLE FAM 0% - 0 Heated Area: 2247 HX Base Yr



82076 HOODED WARBLER CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	301,584
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	366,584
SOH/AGL Deduction	0
ASSESSED VALUE	366,584
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	366,584
TOTAL JUST VALUE	366,584
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327925	NEW CONSTR	264,656	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2170/0238	12/08/2017	SW	U	I	37	656,300
GRANTOR: E G H IV LLC						
GRANTEE: MNSF II W1 LLC						
1869/1009	7/15/2013	SW	Q	V	01	30,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: E G H IV LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 S4 PTO=[YR=2014] W10 S8 E10 N8$ S8 W37 S32 FGR=[YR=2014] S20 E20 N20 W20$ E20 S16 E11 FOP=[YR=2014] S1 E6 N4 W5 S3 W1$ E1 N3 E5 S5 E13 N62$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS