LOT 62
PLUMMER CREEK #1 PB 8/28

HERRMANN AMY M L/E/
82088 HOODED WARBLER CT
YULEE, FL 32097

2026

12-2N-26-1601-0062-0000

BUILDING CHARACTERISTICS

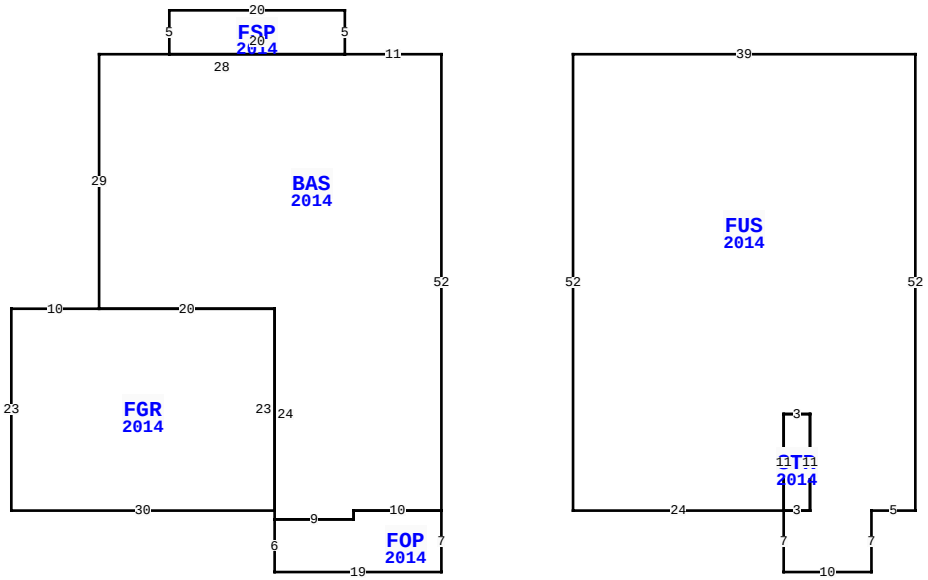
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,577	100	2014	1,577	173,649
FGR	690	55	2014	380	41,844
FOP	124	30	2014	37	4,074
FSP	100	40	2014	40	4,405
FUS	2,065	100	2014	2,065	227,384
STR	33	10	2014	3	330
TOTALS	4,589			4,102	451,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,102	110.4488	115.97	475,709	2014	2014	0	0	0	5.05	94.95

1 SINGLE FAM 100% - 2015 Heated Area: 3642 HX Base Yr 2015



82088 HOODED WARBLER CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		451,686
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		516,686
SOH/AGL Deduction		211,474
ASSESSED VALUE		305,212
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		248,801
TOTAL JUST VALUE		516,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428282	NEW CONSTR	0	10/24/2014
B1428282	CO ISSUED	0	05/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2863/1830	4/27/2026	LE	U	I	11	100
GRANTOR: HERRMANN AMY M L/E						
GRANTEE: HERRMANN NICKLAS E						
1932/1107	8/08/2014	WD	Q	I	02	277,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HERRMANN EDWARD A &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2014;ORIG=15,0] E39 S52 W5 S7 W10 N7 E3 N11 W3 S11 W24 N52 $
BAS=[YR=2014;ORIG=0,0] W11 W28 S29 E20 S24 E9 N1 E10 N52 $
FGR=[YR=2014;ORIG=-39,29] W10 S23 E30 N23 W20 $
FOP=[YR=2014;ORIG=-19,53] S6 E19 N7 W10 S1 W9 $
FSP=[YR=2014;ORIG=-11,0] N5 W20 S5 E20 $
STR=[YR=2014;ORIG=39,52] E3 N11 W3 S11 $
PTR=[ORIG=0,0] E15 W15 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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