LOT 64
PLUMMER CREEK #1 PB 8/28

LAKE CONSTANCE & DOUGLAS
82112 HOODED WARBLER CT
YULEE, FL 32097

2026

12-2N-26-1601-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 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	05	Quality Level 05

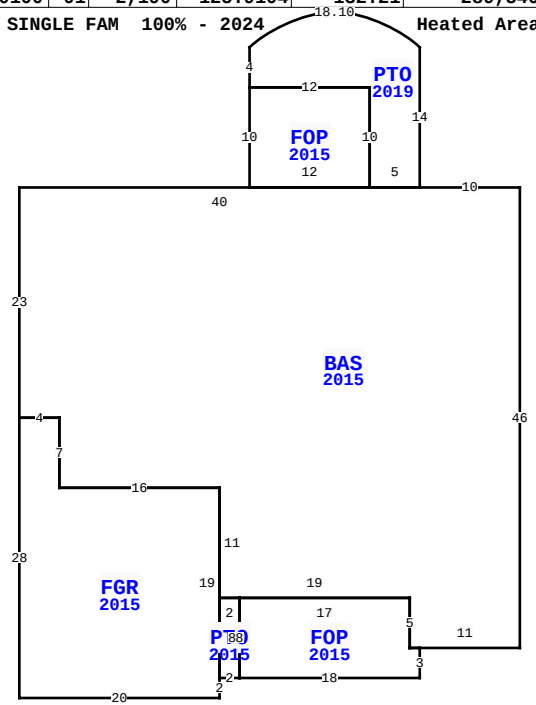
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,857	100	2015	1,857	234,466
FGR	448	55	2015	246	31,060
FOP	120	30	2015	36	4,546
FOP	139	30	2015	42	5,303
PTO	16	5	2015	1	126
PTO	159	5	2019	8	1,010
TOTALS	2,739			2,190	276,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,190	125.9104	132.21	289,540	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2024 Heated Area: 1857 HX Base Yr 2024



82112 HOODED WARBLER CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		276,511
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		341,511
SOH/AGL Deduction		11,728
ASSESSED VALUE		329,783
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		278,372
TOTAL JUST VALUE		341,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529801	CO ISSUED	0	03/25/2015
B1529801	NEW CONSTR	0	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/1183	7/14/2023	WD	Q	I	01	409,000
GRANTOR: TITCOMB GORDON & ASHL						
GRANTEE: LAKE CONSTANCE & DO						
2152/0331	10/13/2017	WD	Q	I	01	217,000
GRANTOR: LORD MICHAEL & MARY						
GRANTEE: TITCOMB GORDON & AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W10 W40 S23 E4 S7 E16 S11 E19 S5 E11 N46 $
FGR=[YR=2015;ORIG=-50,23] S28 E20 N2 N19 W16 N7 W4 $
FOP=[YR=2015;ORIG=-28,49] E18 N3 W1 N5 W17 S8 $
FOP=[YR=2015;ORIG=-15,-10] W12 S10 E12 N10 $
PTO=[YR=2019;ORIG=-10,0] N14 W17F90 S4 E12 S10 E5 $
PTO=[YR=2015;ORIG=-30,49] E2 N8 W2 S8 $
.

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	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