LOT 65
IN OR 1932/209
PLUMMER CREEK #1 PB 8/28

OUTLAW TIFFANY
82124 HOODED WARBLER CT
YULEE, FL 32097

2026

12-2N-26-1601-0065-0000

BUILDING CHARACTERISTICS

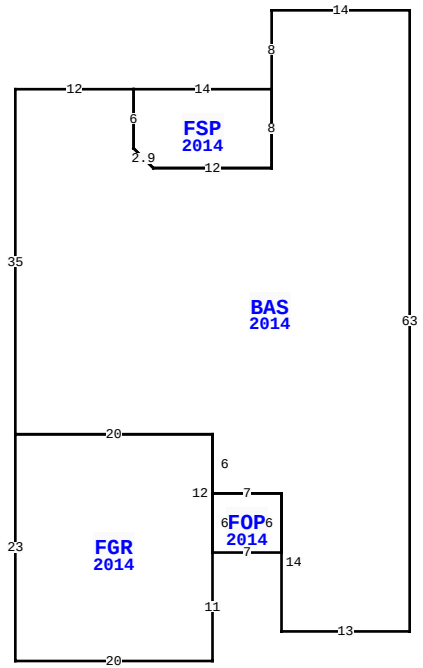
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,704	100	2014	1,704	211,800
FGR	460	55	2014	253	31,447
FOP	42	30	2014	13	1,616
FSP	110	40	2014	44	5,469
TOTALS	2,316			2,014	250,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,014	125.2636	131.53	264,901	2014	2014	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2015 Heated Area: 1704 HX Base Yr 2015



82124 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		250,331
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		315,331
SOH/AGL Deduction		139,383
ASSESSED VALUE		175,948
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,537
TOTAL JUST VALUE		315,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428458	CO ISSUED	0	07/18/2014
B1428458	NEW CONSTR	211,221	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1932/0209	7/29/2014	WD	Q	I	01	167,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: OUTLAW TIFFANY						
1900/0964	1/31/2014	SW	Q	V	05	419,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 S8 FSP=[YR=2014] W14 S6 D2 R2 E12 N8$ S8 W12 U2 L2 N6 W12 S35 FGR=[YR=2014] S23 E20 N11
FOP=[YR=2014] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$.

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