LOT 67
PLUMMER CREEK #1 PB 8/28

ROGERS TIA C
82148 HOODED WARBLER CT
YULEE, FL 32097-2615

2026

12-2N-26-1601-0067-0000

BUILDING CHARACTERISTICS

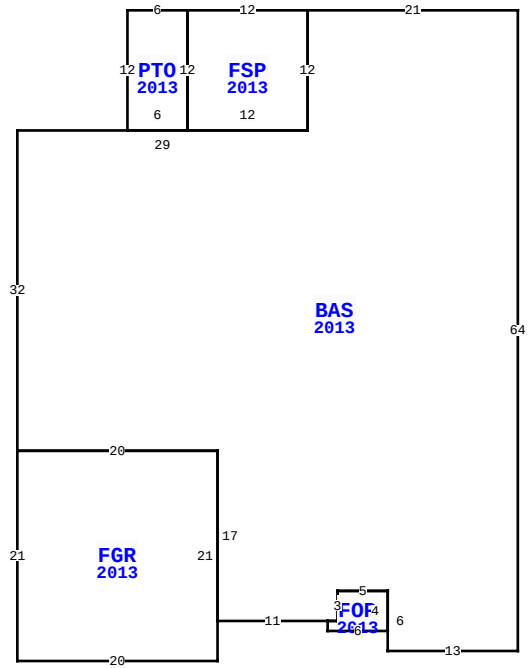
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,386	100	2013	2,386	280,018
FGR	420	55	2013	231	27,110
FOP	21	30	2013	6	704
FSP	144	40	2013	58	6,807
PTO	72	5	2013	4	469
TOTALS	3,043			2,685	315,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,685	118.9056	124.85	335,222	2013	2013	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2024 Heated Area: 2386 HX Base Yr 2024



82148 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		315,109
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		380,109
SOH/AGL Deduction		27,188
ASSESSED VALUE		352,921
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		301,510
TOTAL JUST VALUE		380,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327128	CO ISSUED	0	08/13/2013
M18346	H/AC	0	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2623/1749	2/21/2023	WD	Q	I	01	350,000
GRANTOR: OP GOLD LLC						
GRANTEE: ROGERS TIA C						
2564/1578	5/19/2022	WD	U	I	37	475,000
GRANTOR: RILEY JAMES S & BRAND						
GRANTEE: OP GOLD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W21 FSP=[YR=2013] W12 PTO=[YR=2013] W6 S12 E6 N12$ S12 E12 N12$ S12 W29 S32 FGR=[YR=2013] S21 E20 N21 W20$ E20 S17 E11 FOP=[YR=2013] S1 E6 N4 W5 S3 W1$ E1 N3 E5 S6 E13 N64$.

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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS