LOT 68
IN OR 1924/1550
PLUMMER CREEK #1 PB 8/28

BOR CHRISTOPHER J & HEATHER L
82154 HOODED WARBLER CT
YULEE, FL 32097

2026

12-2N-26-1601-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

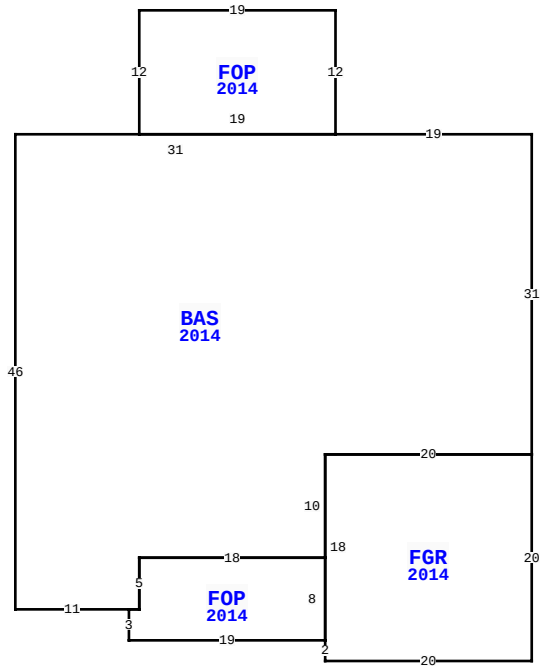
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,910	100	2014	1,910	242,762
FGR	400	55	2014	220	27,962
FOP	147	30	2014	44	5,593
FOP	228	30	2014	68	8,643
TOTALS	2,685			2,242	284,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,242	127.4196	133.79	299,957	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2026 Heated Area: 1910 HX Base Yr 2026



82154 HOODED WARBLER CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,959
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		349,959
SOH/AGL Deduction		0
ASSESSED VALUE		349,959
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		298,548
TOTAL JUST VALUE		349,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428317	CO ISSUED	0	06/04/2014
B1428317	NEW CONSTR	231,852	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1924/1550	6/09/2014	WD	Q	I	01	198,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BOR CHRISTOPHER J &						
1893/0725	12/11/2013	SW	U	V	37	99,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 FOP=[YR=2014] N12 W19 S12 E19$ W31 S46 E11 FOP=[YR=2014] S3 E19 FGR=[YR=2014] S2 E20 N20 W20 S18$ N8 W18 S5 W1$ E1 N5 E18 N10 E20 N31$.

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