LOT 69
PLUMMER CREEK #1 PB 8/28

ORCHARD ABBEY & BENJAMIN J
82155 HOODED WARBLER CT
YULEE, FL 32097

2026

12-2N-26-1601-0069-0000

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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

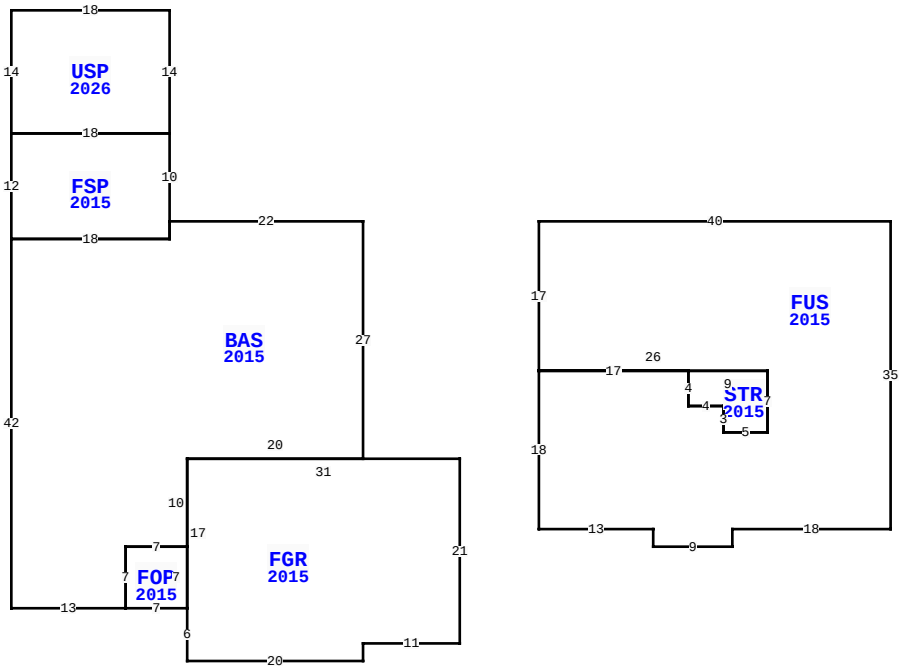
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,335	100	2015	1,335	154,712
FGR	691	55	2015	380	44,038
FOP	49	30	2015	15	1,738
FSP	216	40	2015	86	9,966
FUS	1,367	100	2015	1,367	158,420
STR	51	10	2015	5	580
USP	252	30	2026	76	8,808
TOTALS	3,961			3,264	378,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,264	115.5704	121.35	396,086	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2023 Heated Area: 2702 HX Base Yr 2023



82155 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		378,262
TOTAL MARKET OB/XF VALUE		64,627
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		507,889
SOH/AGL Deduction		43,285
ASSESSED VALUE		464,604
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		413,193
TOTAL JUST VALUE		507,889
NCON VALUE		8,807
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250007987	NW RES SCN	9,268	07/21/2025
B1530122	CO ISSUED	0	09/29/2015
B1531153	ADDITION	21,963	09/01/2015
B1530122	NEW CONSTR	347,583	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/0601	5/03/2022	WD	Q	I	02	539,000
GRANTOR: AULEN NELLI						
GRANTEE: ORCHARD ABBEY & BEN						
2392/1817	9/16/2020	FJ	U	I	11	0
GRANTOR: AULEN THOMAS EST						
GRANTEE: AULEN NELLI						

BUILDING NOTES

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2015	2015	05	90	54,000	
5	0911	SCRN RM A	0	100	41	24	984.00	SF	18.00	18.00	100	2015	2015	3	60	10,627	

BUILDING DIMENSIONS

FUS=[YR=2015;ORIG=20,0] E40 S35 W18 S2 W9 N2 W13 N18 E17 S4
E4 S3 E5 N7 W26 N17 $
BAS=[YR=2015;ORIG=0,0] W22 S2 W18 S42 E13 N7 E7 N10 E20 N27 $
FGR=[YR=2015;ORIG=-20,44] S6 E20 N2 E11 N21 W31 S17 $
FSP=[YR=2015;ORIG=-22,0] N10 W18 S12 E18 N2 $
STR=[YR=2015;ORIG=37,17] E9 S7 W5 N3 W4 N4 $
FOP=[YR=2015;ORIG=-27,44] E7 N7 W7 S7 $
USP=[YR=2026;ORIG=-40,-10] E18 N14 W18 S14 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 64,627

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