

LOT 71
IN OR 2034/638
PLUMMER CREEK #1 PB 8/28

CARDOZA ARTHUR F II & SAMANTHA JO
82141 HOODED WARBLER CT
YULEE, FL 32097

2026

12-2N-26-1601-0071-0000



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	1,494	100	2016	1,494	172,524
FGR	821	55	2016	452	52,196
FOP	49	30	2016	15	1,732
FOP	120	30	2016	36	4,157
FUS	1,409	100	2016	1,409	162,709
STR	46	10	2016	5	577
TOTALS	3,939			3,411	393,897

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,411	114.5584	120.29	410,309	2016	2016	0	0	0	4.00	96.00
1 SINGLE FAM 100% - 2017 Heated Area: 2903 HX Base Yr 2017												
The diagram shows a property layout with several distinct areas labeled with blue text and years (2016). The areas are: FOP (top left), BAS (middle left), FGR (bottom left), FUS (right), and STR (bottom right). Dimensions are provided for each area and the overall lot dimensions. The lot is bounded by 12 on the top, 10 on the left, 10 on the right, and 12 on the bottom. The FOP area is 10x10. The BAS area is 16x12. The FGR area is 12x23. The FUS area is 38x40. The STR area is 10x6. The overall lot dimensions are 12x10x10x12.												
BLD DATE						LGL DATE			04/09/2026			
XF DATE						LAND DATE			MLU			

EXTRA FEATURES							82141 HOODED WARBLER CT, YULEE				INC DATE				AG DATE			
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	50,000.00	50,000.00	100	2016	2016	04	95	47,500		
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	96	1,920		
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