LOT 80
IN OR 2022/961
PLUMMER CREEK #1 PB 8/28

BROWN KARL A SR
82015 HOODED WARBLER CT
YULEE, FL 32097

2026

12-2N-26-1601-0080-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

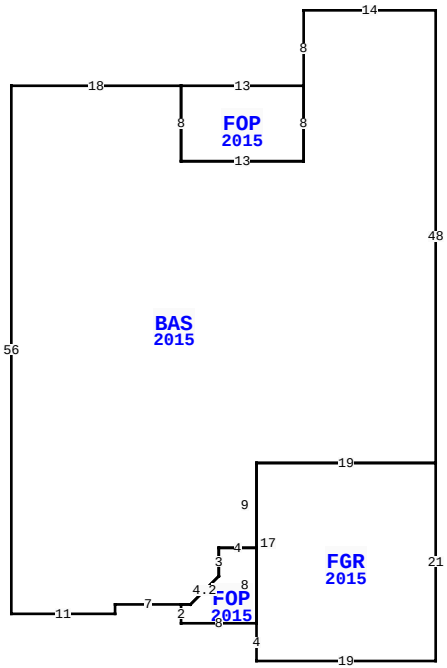
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,181	100	2015	2,181	287,850
FGR	399	55	2015	219	28,904
FOP	45	30	2015	14	1,848
FOP	104	30	2015	31	4,091
TOTALS	2,729			2,445	322,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,445	131.6238	138.20	337,899	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2017 Heated Area: 2181 HX Base Yr 2017



82015 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		322,694
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		387,694
SOH/AGL Deduction		135,044
ASSESSED VALUE		252,650
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		196,239
TOTAL JUST VALUE		387,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531035	CO ISSUED	0	12/28/2015
B1531035	NEW CONSTR	266,523	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2022/0961	12/31/2015	WD	Q	I	01	223,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BROWN KARL A SR & T						
1922/0695	6/11/2014	SW	Q	V	05	284,600
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 S8 FOP=[YR=2015] W13 S8 E13 N8$ S8 W13 N8 W18 S56 E11 N1 E7 FOP=[YR=2015] S2 E8 FGR=[YR=2015] S4 E19 N21 W19 S17$ N8 W4 S3 D3 L3 W1$ E1 U3 R3 N3 E4 N9 E19 N48$.

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