LOT 99
PLUMMER CREEK #1 PB 8/28

YOWN CORY A TRUST/YOWN CORY A TRUSTEE
80078 CATTAIL CIR
YULEE, FL 32097

2026

12-2N-26-1601-0099-0000

BUILDING CHARACTERISTICS

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

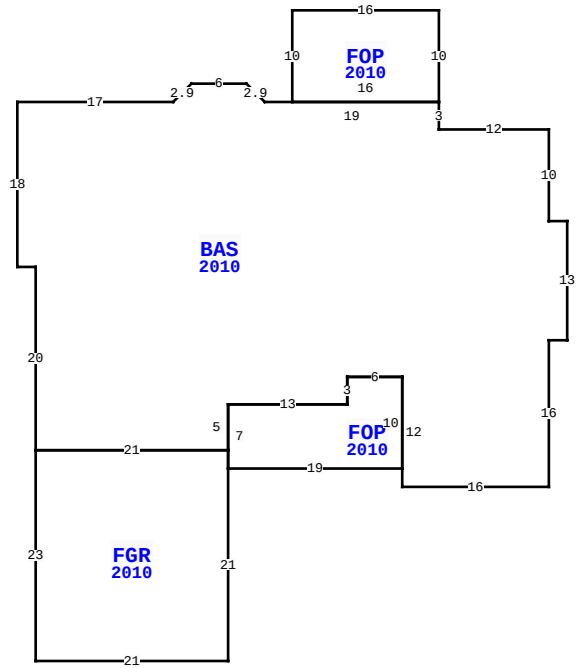
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,121	100	2010	2,121	244,081
FGR	483	55	2010	266	30,611
FOP	151	30	2010	45	5,178
FOP	160	30	2010	48	5,524
TOTALS	2,915			2,480	285,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,480	117.8496	123.74	306,875	2010	2010	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2022 Heated Area: 2121 HX Base Yr 2022



BLD DATE	08/13/2010 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

80078 CATTAIL CIR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,394
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		350,394
SOH/AGL Deduction		144,105
ASSESSED VALUE		206,289
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		154,878
TOTAL JUST VALUE		350,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23590	CO ISSUED	0	09/01/2010
E22726	ELEC OTHER	0	06/01/2010
M15362	H/AC	0	06/01/2010
B23590	NEW CONSTR	232,079	05/01/2010
P14281	OTHER	0	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1779	4/22/2022	WD	U	I	11	100
GRANTOR: DAVIS ANDREW C & BRIT						
GRANTEE: YOWN CORY A TRUST						
2505/1290	10/14/2021	WD	Q	I	02	382,500
GRANTOR: DAVIS ANDREW C & BRIT						
GRANTEE: YOWN CORY A TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W2 N10 W12 N3 FOP=[YR=2010] N10 W16 S10 E16$ W19 U2 L2 W6 D2 L2 W17 S18 E2 S20 FGR=[YR=2010] S23 E21 N21 FOP=[YR=2010] E19 N10 W6 S3 W13 S7$ N2 W21$ E21 N5 E13 N3 E6 S12 E16 N16 E2 N13$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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