LOT 102
IN OR 1914/972 & OR 1978/1933
PLUMMER CREEK #1 PB 8/28

HUBBARD JENNY
80049 CATTAIL CIRCLE
YULEE, FL 32097

2026

12-2N-26-1601-0102-0000

BUILDING CHARACTERISTICS

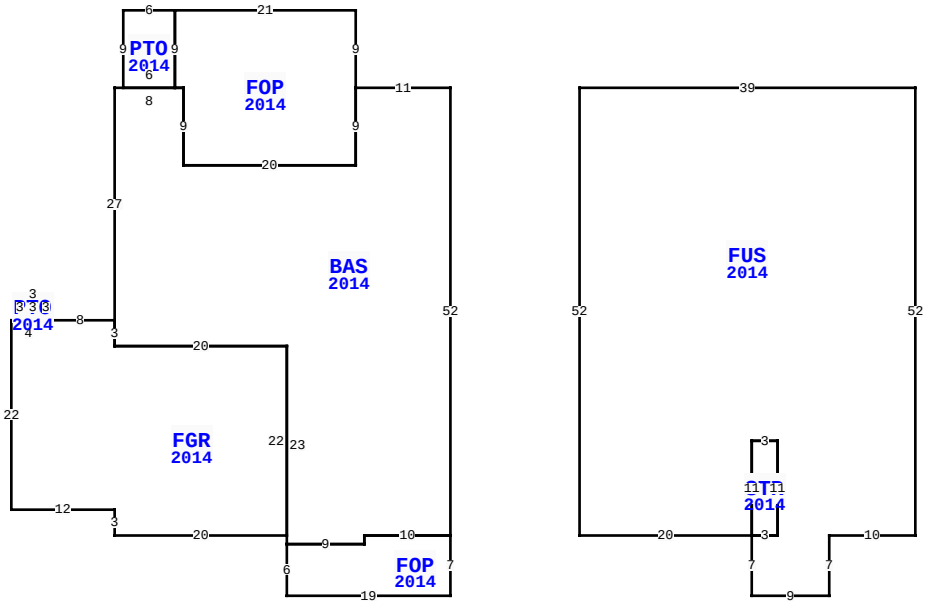
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
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	1,417	100	2014	1,417	155,075
FGR	704	55	2014	387	42,353
FOP	124	30	2014	37	4,050
FOP	369	30	2014	111	12,148
FUS	2,058	100	2014	2,058	225,226
PTO	9	5	2014	0	0
PTO	54	5	2014	3	329
STR	33	10	2014	3	329
TOTALS	4,768			4,016	439,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,016	109.7712	115.26	462,884	2014	2014	0	0	0	5.05	94.95

1 SINGLE FAM 100% - 2019 Heated Area: 3475 HX Base Yr 2019



80049 CATTAIL CIR, 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		439,508
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		504,508
SOH/AGL Deduction		148,280
ASSESSED VALUE		356,228
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		304,817
TOTAL JUST VALUE		504,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327992	CO ISSUED	0	04/02/2014
B1327992	NEW CONSTR	429,177	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1978/1933	5/05/2015	QC	U	I	11	100
GRANTOR: HUBBARD RICHARD						
GRANTEE: HUBBARD JENNY						
1914/0972	4/02/2014	WD	Q	I	01	263,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HUBBARD RICHARD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W11 FOP=[YR=2014] N9 W21 PTO=[YR=2014] W6 S9 E6 N9$ S9 E1 S9 E20 N9 $ S9 W20 N9 W8 S27 FGR=[YR=2014] W8 PTO=[YR=2014] N3 W3 S3 E3 $ W4 S22 E12 S3 E20 N22 W20 N3 $ S3 E20 S23 FOP=[YR=2014] S6 E19 N7 W10 S1 W9$ E9 N1 E10 N52$ PTR= E15 FUS=[YR=2014] E39 S52 W10 S7W9 N7 STR=[YR=2014] N11 E3 S11 W3$ E3 N11 W3 S11 W20 N52$ W15$.

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