LOT 103
IN OR 1959/1136
PLUMMER CREEK #1 PB 8/28

WEHRUNG LLOYD B III
80037 CATTAIL CR
YULEE, FL 32097

2026

12-2N-26-1601-0103-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

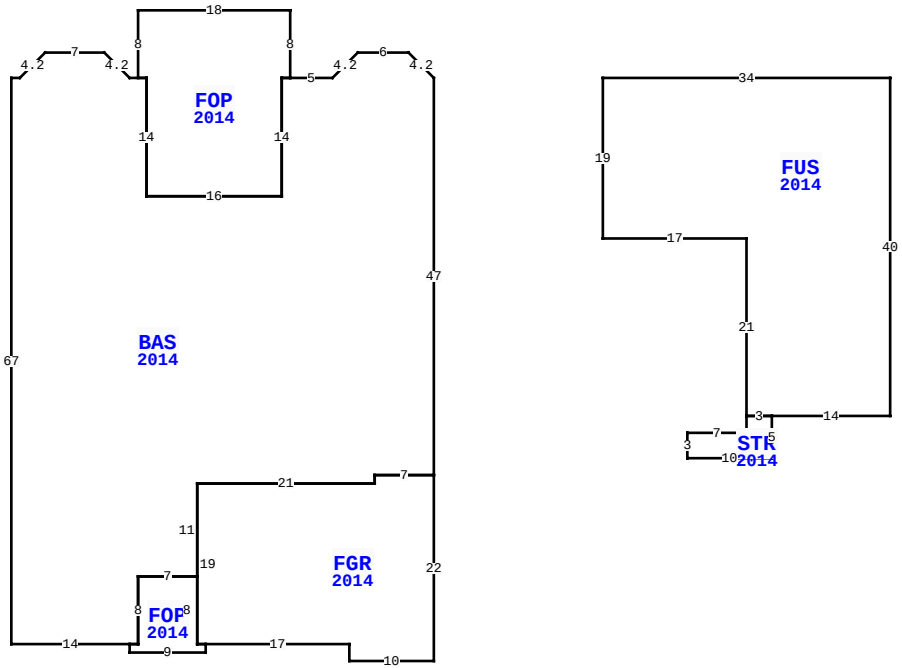
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,588	100	2014	2,588	290,386
FGR	559	55	2014	307	34,447
FOP	65	30	2014	20	2,244
FOP	368	30	2014	110	12,342
FUS	1,003	100	2014	1,003	112,541
STR	36	10	2014	4	448
TOTALS	4,619			4,032	452,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,032	112.4816	118.11	476,220	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2016 Heated Area: 3591 HX Base Yr 2016



80037 CATTAIL CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		452,409
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		519,309
SOH/AGL Deduction		225,820
ASSESSED VALUE		293,489
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,078
TOTAL JUST VALUE		519,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429371	CO ISSUED	0	01/12/2015
B1429371	NEW CONSTR	430,745	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1959/1136	1/22/2015	WD	Q	I	01	285,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WEHRUNG LLOYD B III						
1938/1437	9/09/2014	SW	Q	V	05	100,300
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] U3 L3 W6 D3 L3 W5 FOP=[YR=2014] N8 W18 S8 E1 S14 E16 N14 E1$ W1 S14 W16 N14 W2 U3 L3 W7 D3 L3 W1 S67 E14 FOP=[YR=2014] S1 E9 N1 FGR=[YR=2014] E17 S2 E10 N22 W7 S1 W21 S19 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N11 E21 N1 E7 N47$ PTR=E20 FUS=[YR=2014] E34 S40 W14 STR=[YR=2014] S5 W10 N3 E7 N2 E3$ W3 N21 W17 N19$ W20$.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	95	1,900	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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