LOT 29
IN OR 2097/135
PLUMMER CREEK PHASE TWO A

STONE SCOTT R & CARMEN J
88546 WAXWING CT
YULEE, FL 32097

2023

12-2N-26-1602-0029-0000

BUILDING CHARACTERISTICS

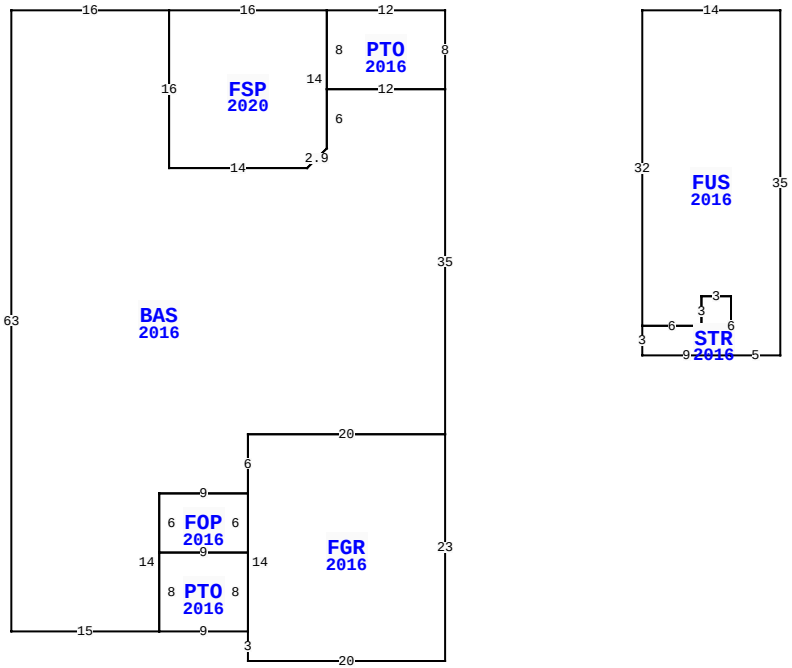
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1,896	195,915
FGR	460	55	253	26,143
FOP	54	30	16	1,654
FSP	254	40	102	10,540
FUS	454	100	454	46,912
PTO	72	5	4	413
PTO	96	5	5	517
STR	36	10	4	413
TOTALS	3,322		2,734	282,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,734	117.4320	105.98	289,749	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2350 HX Base Yr 2017



88546 WAXWING CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,505
TOTAL MARKET OB/XF VALUE		4,451
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		341,956
SOH/AGL Deduction		129,303
ASSESSED VALUE		212,653
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,653
TOTAL JUST VALUE		341,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632799	CO ISSUED	0	12/27/2016
B1632799	NEW CONSTR	295,744	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2097/0135	12/29/2016	WD	Q	I	01	264,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: STONE SCOTT R & CAR						
2062/1702	7/28/2016	WD	Q	V	05	122,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W12 FSP=[YR=2020] W16 BAS=[YR=2016] W16 S63 E15 PTO=[YR=2016] E9 FGR=[YR=2016] S3 E20 N23 W20 S6 FOP=[YR=2016] W9 S6 E9 N6$ S14$ N8 W9 S8$ N14 E9 N6 E20 N35 W12 S6 D2 L2 W14 N16$S16 E14 U2 R2 N14$ S8 E12 N8 $ PTR=E20 FUS=[YR=2016] E14S35 W5 STR=[YR=2016] W9 N3 E6 N3 E3 S6$N6 W3 S3 W6 N32 $ W20$.

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
1	0810	CONCRETE A	0	100	0	0	706.00	SF	6.50	6.50	100	2016	2016	3	97	4,451	

LAND DESCRIPTION

TOTAL OB/XF 4,451

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/23/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS