LOT 30
PLUMMER CREEK PHASE TWO A
PBK 8/142

NICHOLLS JOURDAN C JR & SKYE
88554 WAXWING CT
YULEE, FL 32097

2023

12-2N-26-1602-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

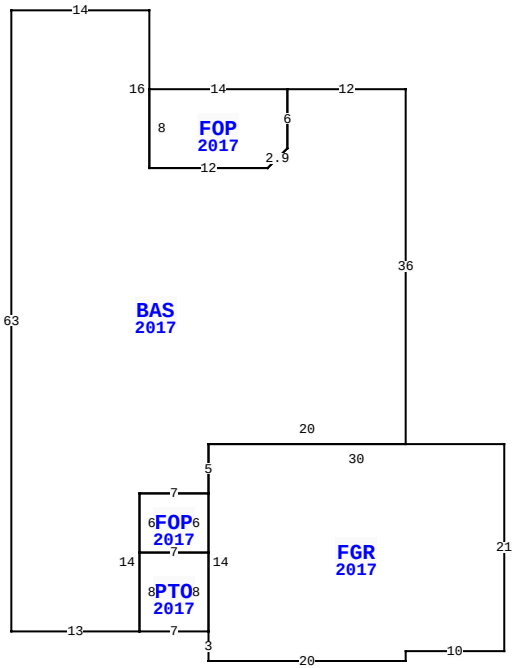
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,724	100	1,724	185,306
FGR	650	55	358	38,480
FOP	42	30	13	1,397
FOP	110	30	33	3,547
PTO	56	5	3	322
TOTALS	2,582		2,131	229,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,131	121.5249	109.68	233,728	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1724 HX Base Yr 2021



88554 WAXWING CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,053
TOTAL MARKET OB/XF VALUE		10,783
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		294,836
SOH/AGL Deduction		50,479
ASSESSED VALUE		244,357
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,357
TOTAL JUST VALUE		294,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1705798	CO ISSUED	0	06/29/2017
B1633641	NEW CONSTR	226,870	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2350/1472	3/27/2020	WD	Q	I	01	264,000
GRANTOR: KOHLER PROPERTY DEVEL						
GRANTEE: NICHOLLS JOURDAN C						
2132/1708	6/30/2017	WD	Q	I	01	214,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KOHLER PROPERTY DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 FOP=[YR=2017] W14 S8 E12 U2 R2 N6$ S6 D2 L2 W12 N16 W14 S63 E13 PTO=[YR=2017] E7 FGR=[YR=2017] S3 E20 N1 E10 N21 W30 S5 FOP=[YR=2017] W7 S6 E7 N6$ S14$ N8 W7 S8$ N14 E7 N5 E20 N36$.

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
1	0811	CONCRETE B	0	100	0	0	1,083.00	SF	5.20	5.20	100	2017	2017	3	97	5,463	
2	0462	ST/AL FNC	0	100	0	0	560.00	SF	10.00	10.00	100	2020	2020	3	95	5,320	

LAND DESCRIPTION

TOTAL OB/XF 10,783

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	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 07/08/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS