LOT 32
IN OR 2064/1821
PLUMMER CREEK PHASE TWO A

GRIFFITH BONNIE L
88570 WAXWING CT
YULEE, FL 32097

2023

12-2N-26-1602-0032-0000

BUILDING CHARACTERISTICS

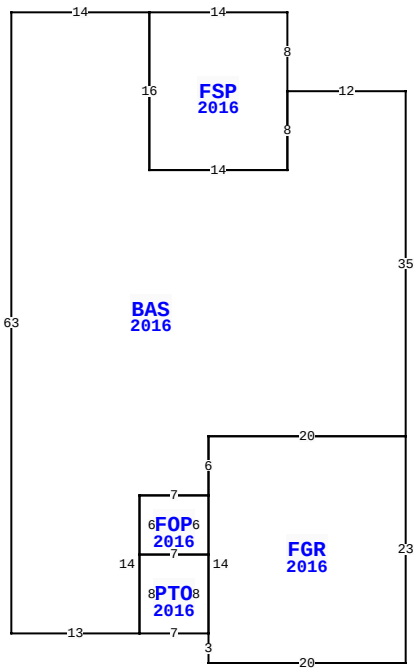
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,702	100	1,702	177,288
FGR	460	55	253	26,353
FOP	42	30	13	1,355
FSP	224	40	90	9,375
PTO	56	5	3	313
TOTALS	2,484		2,061	214,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,061	118.4379	106.89	220,300	2016	2016	0	0	0	2.55	97.45

1 SINGLE FAM – 100% - 2017 Heated Area: 1702 HX Base Yr 2017



88570 WAXWING CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,682
TOTAL MARKET OB/XF VALUE		5,372
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		275,054
SOH/AGL Deduction		116,507
ASSESSED VALUE		158,547
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		103,547
TOTAL JUST VALUE		275,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632095	CO ISSUED	0	08/09/2016
B1632095	NEW CONSTR	219,464	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2064/1821	8/09/2016	WD	Q	I	01	214,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GRIFFITH BONNIE L						
2039/0377	4/08/2016	WD	Q	V	05	992,600
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 FSP=[YR=2016] N8 W14 S16 E14 N8$ S8 W14 N16 W14 S63 E13 PTO=[YR=2016] E7 FGR=[YR=2016] S3 E20 N23 W20 S6 FOP=[YR=2016] W7 S6 E7N6$ S14 $ N8 W7 S8$ N14 E7 N6 E20 N35$
.

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	0810	CONCRETE A	0	100	0	0	852.00	SF	6.50	6.50	100	2016	2016	3	97	5,372	

LAND DESCRIPTION

TOTAL OB/XF 5,372

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 06/24/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS