

NEWBY NICHOLAS & ROBIN E
88578 WAXWING CT
YULEE, FL 32097

12-2N-26-1602-0033-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 90		
Exterior Wall	21	STONE 10		
Roof Structur	08	IRREGULAR 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	1,928	100	1,928	204,079
FGR	441	55	243	25,722
FOP	48	30	14	1,482
FSP	224	40	90	9,527
FUS	376	100	376	39,800
STR	60	10	6	635
TOTALS	3,077		2,657	281,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,657	120.3552	108.62	288,603	2016	2016	0	0	0	2.55	97.45

1 SINGLE FAM - 0% - 0
Heated Area: 2304
HX Base Yr

24

16

14

14

16

44

21

8

19

6

8

6

21

21

FSP

2016

FUS

2016

FGR

2016

FOP

2016

STR

2016

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

281,244

TOTAL MARKET OB/XF VALUE

3,972

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

340,216

SOH/AGL Deduction

24,955

ASSESSED VALUE

315,261

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

315,261

TOTAL JUST VALUE

340,216

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

286,601

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1632035

C0 ISSUED

0

08/15/2016

B1632035

NEW CONSTR

284,042

04/01/2016

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2247/0670

12/31/2018

WD Q

I

01

306,000

GRANTOR: CHRISTNER JEFFREY C &

GRANTEE: NEWBY NICHOLAS & RO

2067/0747

8/17/2016

WD Q

I

01

242,400

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: CHRISTNER JEFFREY C

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W16 BAS=[YR=2016] W24 S50 FGR=[YR=2016] S21 E21 N7 FOP=[YR=2016] E8 N6 W8 S6\$ N14 W21\$ E21 S8 E19 N44 W16 N14\$ S14 E16 N14\$ PTR= E20 FUS=[YR=2016] E14 STR=[YR=2016] E10 S9 W4 N5 W6 N4\$ S4 E6 S16 W20 N20 \$ W20\$.

LAND DESCRIPTION

TOTAL OB/XF

3,972

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE

06/24/2021

BY

KBA

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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