LOT 34
PLUMMER CREEK PHASE TWO A
PBK 8/142

MILAN MATTHEW
88586 WAXWING CT
YULEE, FL 32097

**2023**

**12-2N-26-1602-0034-0000**

## 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 | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

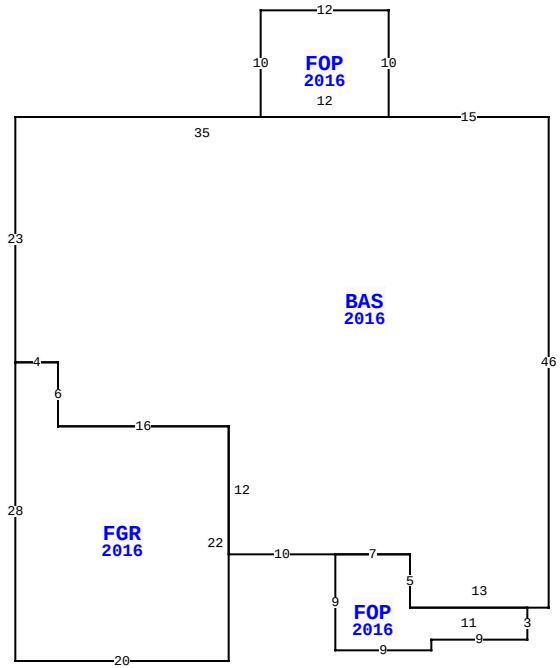
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,851 | 100 | 1,851 | 191,392 |
| FGR | 464 | 55 | 255 | 26,367 |
| FOP | 98 | 30 | 29 | 2,998 |
| FOP | 120 | 30 | 36 | 3,723 |
| TOTALS | 2,533 | | 2,171 | 224,479 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,171 | 117.5118 | 106.05 | 230,235 | 2016 | 2016 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1851 HX Base Yr 2022




88586 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 | | 224,479 |
| TOTAL MARKET OB/XF VALUE | | 3,324 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 282,803 |
| SOH/AGL Deduction | | 36,519 |
| ASSESSED VALUE | | 246,284 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 196,284 |
| TOTAL JUST VALUE | | 282,803 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 239,111 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632600 | CO ISSUED | 0 | 11/08/2016 |
| B1632600 | NEW CONSTR | 234,955 | 07/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2444/1257 | 3/18/2021 | WD | Q | I | 01 | 293,900 |
| GRANTOR: SPH PROPERTY THREE LL | | | | | | |
| GRANTEE: MILAN MATTHEW | | | | | | |
| 2427/0916 | 1/11/2021 | WD | Q | I | 01 | 276,500 |
| GRANTOR: GUGGENBICKLER GARRY L | | | | | | |
| GRANTEE: SPH PROPERTY THREE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] N10 W12 S10 E12$ W35 S23
FGR=[YR=2016] S28 E20 N22 W16 N6 W4$ E4 S6 E16 S12 E10
FOP=[YR=2016] S9 E9 N1 E9 N3 W11 N5 W7$ E7 S5 E13 N46$.

## 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 | 659.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 97 | 3,324 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,324

| 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 06/24/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS