LOT 35
PLUMMER CREEK PHASE TWO A
PBK 8/142

BULLOCK AMBER
88583 WAXWING CT
YULEE, FL 32097

2023

12-2N-26-1602-0035-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

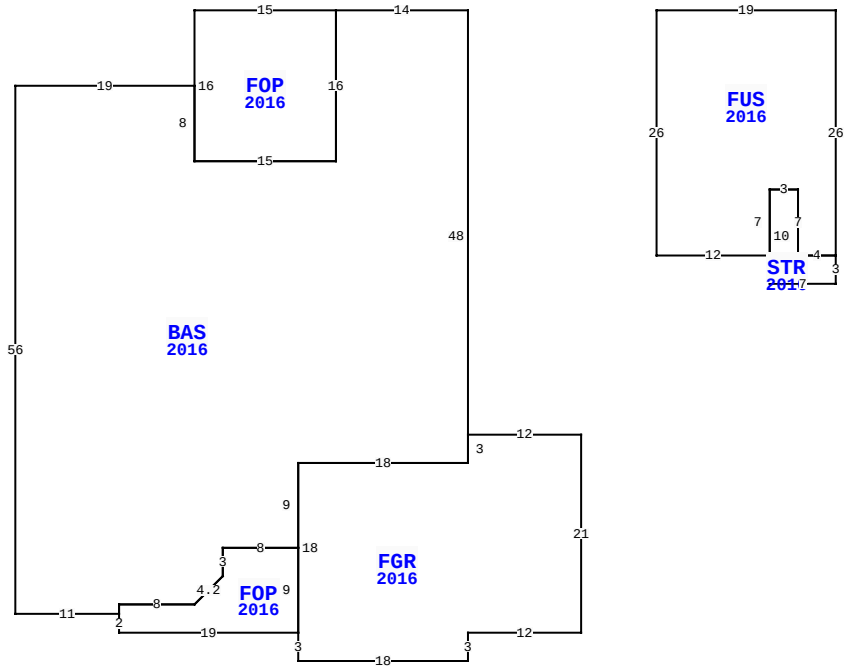
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,321	100	2,321	225,890
FGR	630	55	346	33,675
FOP	110	30	33	3,212
FOP	240	30	72	7,007
FUS	473	100	473	46,035
STR	42	10	4	389
TOTALS	3,816		3,249	316,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,249	110.6070	99.82	324,315	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2794 HX Base Yr 2022



88583 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		316,207
TOTAL MARKET OB/XF VALUE		5,466
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		376,673
SOH/AGL Deduction		75,330
ASSESSED VALUE		301,343
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		251,343
TOTAL JUST VALUE		376,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632071	CO ISSUED	0	08/29/2016
B1632071	NEW CONSTR	350,663	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	1/22/2021	CN	Q	I	01	365,000
GRANTOR: BALLARD WILLIAM & COR						
GRANTEE: BULLOCK AMBER						
2070/0392	8/30/2016	WD	Q	I	01	270,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BALLARD WILLIAM & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FOP=[YR=2016] W15 S16 E15 N16$ S16 W15 N8 W19 S56 E11 FOP=[YR=2016] S2 E19 FGR=[YR=2016] S3 E18 N3 E12 N21 W12 S3 W18 S18$ N9 W8 S3 D3 L3 W8 S1$ N1 E8 U3 R3 N3 E8 N9 E18 N48$ PTR= E20 FUS=[YR=2016] E19 S26 STR=[YR=2016] S3 W7 N10 E3 S7 E4$ W4 N7 W3 S7 W12 N26$ W20$.

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	867.00	SF	6.50	6.50	100	2016	2016	3	97	5,466	

LAND DESCRIPTION

TOTAL OB/XF 5,466

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 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS