LOT 36
PLUMMER CREEK PHASE TWO A
PBK 8/142

PEREZ MICHAEL C
88575 WAXWING CT
YULEE, FL 32097

2023

12-2N-26-1602-0036-0000

BUILDING CHARACTERISTICS

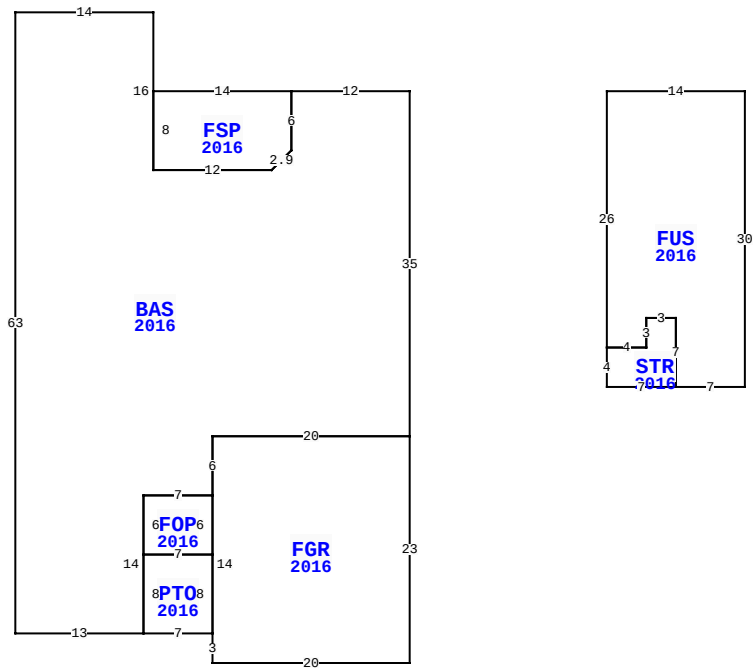
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,704	100	1,704	183,437
FGR	460	55	253	27,236
FOP	42	30	13	1,400
FSP	110	40	44	4,737
FUS	383	100	383	41,230
PTO	56	5	3	323
STR	37	10	4	431
TOTALS	2,792		2,404	258,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,404	122.9655	110.98	266,796	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2087 HX Base Yr 2017



88575 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		258,792
TOTAL MARKET OB/XF VALUE		12,673
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		326,465
SOH/AGL Deduction		99,422
ASSESSED VALUE		227,043
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,043
TOTAL JUST VALUE		326,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632155	CO ISSUED	0	08/25/2016
B1632155	NEW CONSTR	261,414	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/0725	1/29/2021	QC	U	I	11	100
GRANTOR: PEREZ MICHAEL C & BET						
GRANTEE: PEREZ MICHAEL C						
2070/0294	8/31/2016	WD	Q	I	01	204,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PEREZ MICHAEL C & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 FSP=[YR=2016] W14 S8 E12 U2 R2 N6$ S6 D2 L2 W12 N16 W14 S63 E13 PTO=[YR=2016] E7 FGR=[YR=2016] S3 E20 N23 W20 S6 FOP=[YR=2016] W7 S6 E7 N6$ S14$ N8 W7 S8$ N14 E7 N6 E20 N35$PTR= E20 FUS=[YR=2016] E14 S30 W7 STR=[YR=2016] W7 N4 E4 N3 E3 S7$ N7 W3 S3W4 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	682.00	SF	6.50	6.50	100	2016	2016	3	97	4,300	
2	0476	VF 6 SBPL	0	100	0	0	267.00	LF	32.00	32.00	100	2020	2020	3	98	8,373	

LAND DESCRIPTION

TOTAL OB/XF 12,673

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