LOT 38
IN OR 2093/321
PLUMMER CREEK PHASE TWO A

SKUNDA JAMES A & KATHLEEN M
88559 WAXWING CT
YULEE, FL 32097

2023

12-2N-26-1602-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

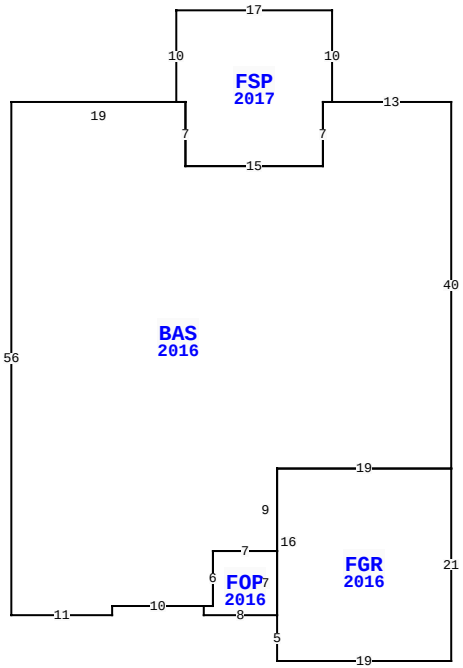
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,219	100	2,219	232,136
FGR	399	55	219	22,910
FOP	50	30	15	1,569
FSP	275	40	110	11,508
TOTALS	2,943		2,563	268,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,563	118.9440	107.35	275,138	2016	2016	0	0	0	2.55	97.45

1 SINGLE FAM – 100% - 2017 Heated Area: 2219 HX Base Yr 2017



88559 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		268,122
TOTAL MARKET OB/XF VALUE		9,975
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		333,097
SOH/AGL Deduction		100,862
ASSESSED VALUE		232,235
TOTAL EXEMPTION VALUE	HX HB VX VP	143,618
BASE TAXABLE VALUE		88,617
TOTAL JUST VALUE		333,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632673	CO ISSUED	0	12/28/2016
B1633598	ADDITION	1,400	12/01/2016
B1632673	NEW CONSTR	357,662	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2093/0321	12/28/2016	WD	Q	I	01	286,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SKUNDA JAMES A & KA						
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] W13 FSP=[YR=2017] N10 W17 S10 E1 S7 E15 N7 E1$ W1 S7 W15 N7 W19 S56 E11 N1 E10 FOP=[YR=2016] S1 E8 FGR=[YR=2016] S5 E19 N21 W19 S16$ N7 W7 S6 W1$ E1 N6 E7 N9 E19 N40$.

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	675.00	SF	6.50	6.50	100	2016	2016	3	97	4,256	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2017	2017	3	94	4,873	
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2017	2017	3	94	846	

LAND DESCRIPTION

TOTAL OB/XF 9,975

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