LOT 39
IN OR 2071/1576
PLUMMER CREEK PHASE TWO A

SMITH RENNIS D & TABATHA T
88551 WAXWING CT
YULEE, FL 32097

2023

12-2N-26-1602-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

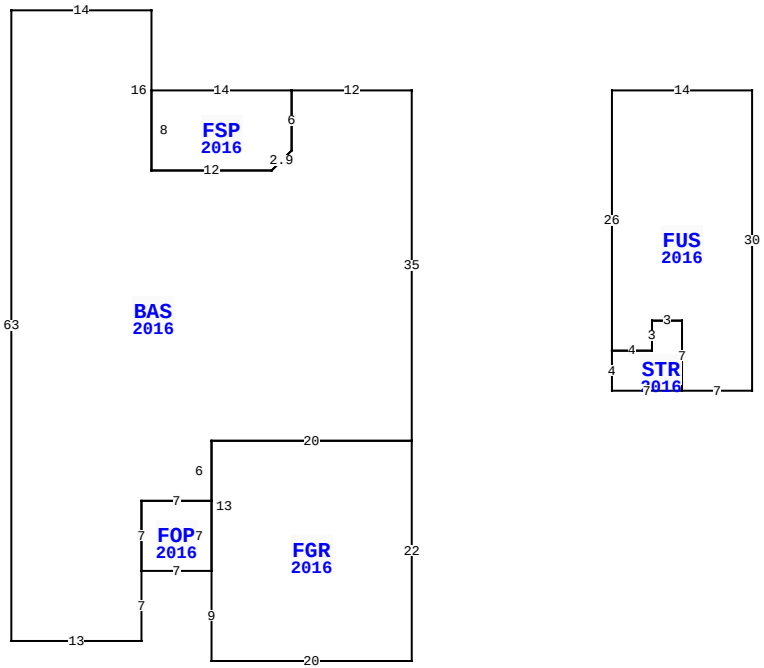
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	440	55	242	26,051
FOP	49	30	15	1,615
FSP	110	40	44	4,737
FUS	383	100	383	41,230
STR	37	10	4	431
TOTALS	2,723		2,392	257,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,392	122.9655	110.98	265,464	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2087 HX Base Yr 2019



88551 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		257,500
TOTAL MARKET OB/XF VALUE		4,508
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		317,008
SOH/AGL Deduction		78,755
ASSESSED VALUE		238,253
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,253
TOTAL JUST VALUE		317,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632177	CO ISSUED	0	09/07/2016
B1632177	NEW CONSTR	261,618	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2071/1576	9/09/2016	WD	Q	I	01	230,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SMITH RENNIS D & TA						
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] W12 FSP=[YR=2016] W14 S8 E12 U2 R2 N6$ S6 D2 L2 W12 N16 W14 S63 E13 N7 FOP=[YR=2016] E7 FGR=[YR=2016] S9 E20 N22 W20 S13$ N7 W7 S7$ N7 E7 N6 E20 N35$ PTR= E20 FUS=[YR=2016] E14 S30 W7 STR=[YR=2016] W7 N4 E4 N3 E3 S7$ N7 W3 S3 W4 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	715.00	SF	6.50	6.50	100	2016	2016	3	97	4,508	

LAND DESCRIPTION

TOTAL OB/XF 4,508

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