

LOT 43
PLUMMER CREEK PHASE TWO A
PBK 8/142

HENDLEY LORAN B/KIMSEY HEATHER N
88519 WAXWING CT
YULEE, FL 32097

2023

12-2N-26-1602-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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	1,940	100	1,940	207,460
FGR	440	55	242	25,879
FOP	54	30	16	1,711
FOP	110	30	33	3,529
TOTALS	2,544		2,231	238,579

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	736.00	SF	6.50	6.50	
2	0462	ST/AL FNC	0	100	150	4	600.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,231	121.5249	109.68	244,696	2017	2017	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2020 Heated Area: 1940 HX Base Yr 2020											
88519 WAXWING CT, YULEE											

TOTAL OB/XF											
10,340											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 238,579											
TOTAL MARKET OB/XF VALUE 10,340											
TOTAL LAND VALUE - MARKET 55,000											
TOTAL MARKET VALUE 303,919											
SOH/AGL Deduction 57,264											
ASSESSED VALUE 246,655											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 196,655											
TOTAL JUST VALUE 303,919											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 253,905											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704554	CO ISSUED	0	05/23/2017
B1633474	NEW CONSTR	238,630	11/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/0533	2/25/2019	WD	Q	I	01	247,000
GRANTOR: HARRIS MATTHEW S & AS						
GRANTEE: HENDLEY LORAN B & H						
2125/1227	5/31/2017	WD	Q	I	02	220,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARRIS MATTHEW S &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W11 FOP=[YR=2017] W16 S7 E14 U2 R2 N5\$ S5 D2 L2 W14 N15 W17 S63 E15 N8 FOP=[YR=2017] E9 FGR=[YR=2017] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.											