

MILAN MATTHEW
88586 WAXWING CT
YULEE, FL 32097

12-2N-26-1602-0034-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type030514110304COMP SHNGL 100 DRYWALL 100 CARPET 60 CLAY TILE 40 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame024 100 2 100 WOOD FRAME 100

Stories Units Occupancy1.0001.100 0 100 NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5013.00

TOTALS2,5332,171235,099

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECNCTNORM% COND

0100012,171117.5118111.64242,37020162016003.0097.00

Heated Area: 1851HX Base Yr 2022

FOP 2016BAS 2016FGR 2016

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE235,099

TOTAL MARKET OB/XF VALUE3,290

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE293,389

SOH/AGL Deduction39,716

ASSESSED VALUE253,673

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE203,673

TOTAL JUST VALUE293,389

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE282,803

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2444/12573/18/2021WDQI01293,900

GRANTOR: SPH PROPERTY THREE LL

GRANTEE:MILAN MATTHEW

2427/09161/11/2021WDQI01276,500

GRANTOR: GUGGENBUICKLER GARRY L

GRANTEE:SPH PROPERTY THREE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] N10 W12 S10 E12\$ W35 S23
FGR=[YR=2016] S28 E20 N22 W16 N6 W4\$ E4 S6 E16 S12 E10
FOP=[YR=2016] S9 E9 N1 E9 N3 W11 N5 W7\$ E7 S5 E13 N46\$.

LAND DESCRIPTIONTOTAL OB/XF3,290

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSD UNIT TYPEDTDPHT FACT% CONDTOT ADJUUNIT PRICEDADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE06/24/2021BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS