

LOT 43
PLUMMER CREEK PHASE TWO A
PBK 8/142

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

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		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	217,254
FGR	440	55	242	27,101
FOP	54	30	16	1,792
FOP	110	30	33	3,696
TOTALS	2,544		2,231	249,842

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		PUD	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	115.45	257,569	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2020 Heated Area: 1940 HX Base Yr 2020											
88519 WAXWING CT, YULEE											

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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
249,842											
TOTAL MARKET OB/XF VALUE											
10,220											
TOTAL LAND VALUE - MARKET											
55,000											
TOTAL MARKET VALUE											
315,062											
SOH/AGL Deduction											
61,007											
ASSESSED VALUE											
254,055											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
204,055											
TOTAL JUST VALUE											
315,062											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
303,919											

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					

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\$.												

BUILDING NOTES											
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\$.											