LOT 26
PLUMMER CREEK PHASE TWO A
PBK 8/142

BURDETTE CATHY JO
88522 WAXWING CT
YULEE, FL 32097

2025

12-2N-26-1602-0026-0000

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	10	TERRAZZO 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

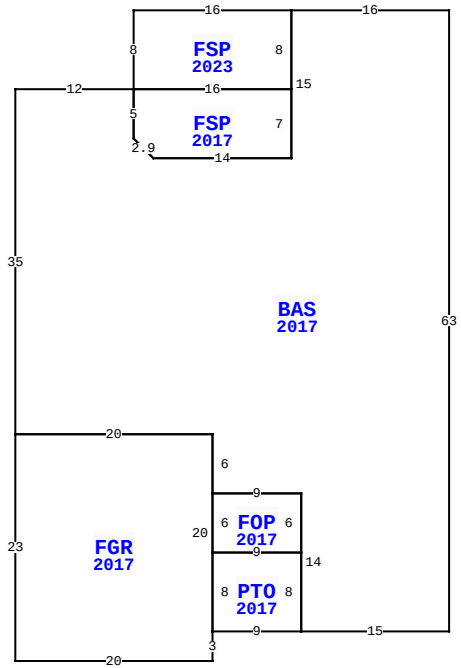
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,912	100	2017	1,912	207,724
FGR	460	55	2017	253	27,486
FOP	54	30	2017	16	1,738
FSP	110	40	2017	44	4,781
FSP	128	40	2023	51	5,541
PTO	72	5	2017	4	434
TOTALS	2,736			2,280	247,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,280	112.0581	112.06	255,497	2017	2017	0	0	0	3.05	96.95

1 SINGLE FAM – 100% - 2023 Heated Area: 1912 HX Base Yr 2023



88522 WAXWING CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,704
TOTAL MARKET OB/XF VALUE		4,767
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		312,471
SOH/AGL Deduction		9,702
ASSESSED VALUE		302,769
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		252,047
TOTAL JUST VALUE		312,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015526	REAR FOP	21,168	11/09/2021
17001264	CO ISSUED	0	02/17/2017
B1633095	NEW CONSTR	241,845	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2452/1196	4/12/2021	WD	Q	I	02	310,000
GRANTOR: PORTER JEFFREY S & MI						
GRANTEE: BURDETTE CATHY JO						
2103/0449	2/21/2017	WD	Q	I	01	238,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PORTER JEFFREY SCOT						

BUILDING NOTES

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	764.00	SF	6.50	6.50	100	2017	2017	3	96	4,767	

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W16 S15 W14 U2L2 N5 W12 S35 E20 S6 E9 S14 E15 N63 $
FGR=[YR=2017;ORIG=-44,43] S23 E20 N3 N20 W20 $
FSP=[YR=2023;ORIG=-16,0] W16 S8 E16 N8 $
FSP=[YR=2017;ORIG=-32,8] S5 D2R2 E14 N7 W16 $
PTO=[YR=2017;ORIG=-24,63] E9 N8 W9 S8 $
FOP=[YR=2017;ORIG=-15,55] N6 W9 S6 E9 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,767

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS