LOT 28
IN OR 2099/949
PLUMMER CREEK PHASE TWO A

SPENCER JOEL & SHERRY
88538 WAXWING CT
YULEE, FL 32097

2025

12-2N-26-1602-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

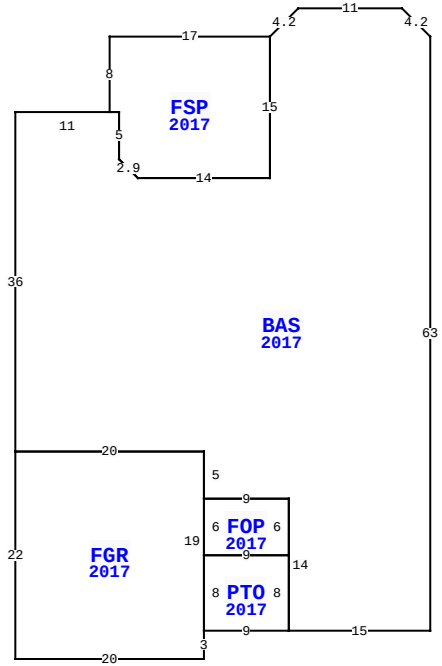
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,982	100	2017	1,982	230,474
FGR	440	55	2017	242	28,141
FOP	54	30	2017	16	1,860
FSP	246	40	2017	98	11,396
PTO	72	5	2017	4	466
TOTALS	2,794			2,342	272,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,342	119.8785	119.88	280,759	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1982 HX Base Yr 2018



88538 WAXWING CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,336
TOTAL MARKET OB/XF VALUE		4,524
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		336,860
SOH/AGL Deduction		98,399
ASSESSED VALUE		238,461
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		182,739
TOTAL JUST VALUE		336,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16163796	CO ISSUED	0	01/27/2017
B1633179	NEW CONSTR	246,806	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2099/0949	1/30/2017	WD	Q	I	02	245,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SPENCER JOEL & SHER						
2069/1422	8/31/2016	WD	Q	V	05	210,400
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W11 D3 L3 FSP=[YR=2017] W17 S8 E1 S5 D2 R2 E14 N15$ S15 W14 U2 L2 N5 W11 S36 FGR=[YR=2017] S22 E20 N3 PTO=[YR=2017] E9 N8 FOP=[YR=2017] N6 W9 S6 E9$ W9 S8$ N19 W20$ E20 S5 E9 S14 E15 N63 $.

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	725.00	SF	6.50	6.50	100	2017	2017	3	96	4,524	

LAND DESCRIPTION

TOTAL OB/XF 4,524

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 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS