LOT 30
PLUMMER CREEK PHASE TWO A
PBK 8/142

NICHOLLS JOURDAN C JR & SKYE
88554 WAXWING CT
YULEE, FL 32097

**2025**

**12-2N-26-1602-0030-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

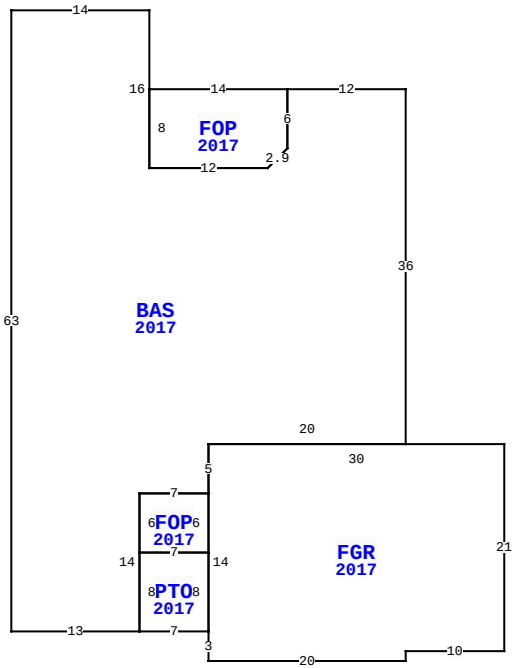
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,724 | 100 | 2017 | 1,724 | 203,215 |
| FGR | 650 | 55 | 2017 | 358 | 42,199 |
| FOP | 42 | 30 | 2017 | 13 | 1,533 |
| FOP | 110 | 30 | 2017 | 33 | 3,890 |
| PTO | 56 | 5 | 2017 | 3 | 354 |
| TOTALS | 2,582 | | | 2,131 | 251,190 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,131 | 121.5249 | 121.52 | 258,959 | 2017 | 2017 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1724 HX Base Yr 2021




88554 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 | | 251,190 |
| TOTAL MARKET OB/XF VALUE | | 10,446 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 321,636 |
| SOH/AGL Deduction | | 62,649 |
| ASSESSED VALUE | | 258,987 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 208,265 |
| TOTAL JUST VALUE | | 321,636 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 305,544 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1705798 | CO ISSUED | 0 | 06/29/2017 |
| B1633641 | NEW CONSTR | 226,870 | 12/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2350/1472 | 3/27/2020 | WD | Q | I | 01 | 264,000 |
| GRANTOR: KOHLER PROPERTY DEVEL | | | | | | |
| GRANTEE: NICHOLLS JOURDAN C | | | | | | |
| 2132/1708 | 6/30/2017 | WD | Q | I | 01 | 214,700 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: KOHLER PROPERTY DEV | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W12 FOP=[YR=2017] W14 S8 E12 U2 R2 N6$ S6 D2 L2 W12 N16 W14 S63 E13 PTO=[YR=2017] E7 FGR=[YR=2017] S3 E20 N1 E10 N21 W30 S5 FOP=[YR=2017] W7 S6 E7 N6$ S14$ N8 W7 S8$ N14 E7 N5 E20 N36$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,083.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 96 | 5,406 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 560.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 90 | 5,040 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,446

| 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 07/08/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS