LOT 31
IN OR 2065/1850
PLUMMER CREEK PHASE TWO A

FORD JAMES H & LORIE S
88562 WAXWING CT
YULEE, FL 32097

2025

12-2N-26-1602-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

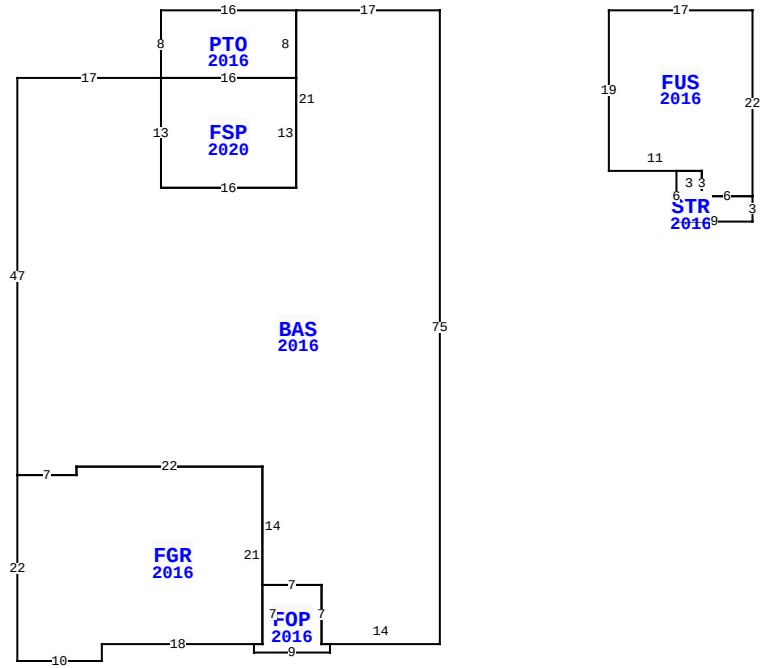
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,627	100	2016	2,627	295,014
FGR	622	55	2016	342	38,407
FOP	58	30	2016	17	1,909
FSP	208	40	2020	83	9,321
FUS	341	100	2016	341	38,294
PTO	128	5	2016	6	674
STR	36	10	2016	4	449
TOTALS	4,020			3,420	384,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,420	116.9826	116.98	400,072	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2968 HX Base Yr 2017



88562 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		384,069
TOTAL MARKET OB/XF VALUE		6,934
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		451,003
SOH/AGL Deduction		168,843
ASSESSED VALUE		282,160
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,438
TOTAL JUST VALUE		451,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632034	CO ISSUED	0	08/09/2016
B1632034	NEW CONSTR	375,165	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2065/1850	8/10/2016	WD	Q	I	01	309,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FORD JAMES H & LORI						
2039/0377	4/08/2016	WD	Q	V	05	992,600
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 PTO=[YR=2016] W16 S8 FSP=[YR=2020] S13 E16 N13 W16$ E16 N8$ S21 W16 N13 W17 S47 FGR=[YR=2016] S22 E10 N2 E18 FOP=[YR=2016] S1 E9 N1 W1 N7 W7 S7 W1$E1 N21 W22 S1 W7$ E7 N1 E22 S14 E7 S7 E14 N75$ PTR=E20 FUS=[YR=2016] E17 S22STR=[YR=2016] S3 W9 N6 E3 S3 E6$ W6 N3 W11 N19$W20 $.

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	1,011.00	SF	5.20	5.20	100	2016	2016	3	95	4,994	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 6,934

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