LOT 32
PLUMMER CREEK PHASE TWO A
PBK 8/142

GRIFFITH BONNIE L L/E/
88570 WAXWING CT
YULEE, FL 32097

2025

12-2N-26-1602-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

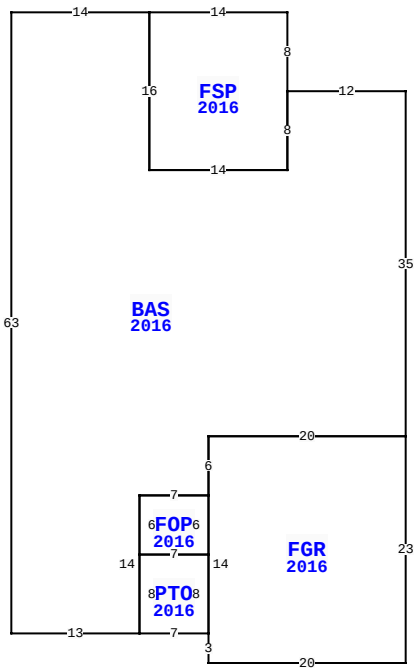
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,702	100	2016	1,702	194,429
FGR	460	55	2016	253	28,901
FOP	42	30	2016	13	1,485
FSP	224	40	2016	90	10,282
PTO	56	5	2016	3	342
TOTALS	2,484			2,061	235,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,061	118.4379	118.44	244,105	2016	2016	0	0	0	3.55	96.45

1 SINGLE FAM – 100% - 2017 Heated Area: 1702 HX Base Yr 2017



88570 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		235,439
TOTAL MARKET OB/XF VALUE		5,261
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		300,700
SOH/AGL Deduction		132,661
ASSESSED VALUE		168,039
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		112,317
TOTAL JUST VALUE		300,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632095	CO ISSUED	0	08/09/2016
B1632095	NEW CONSTR	219,464	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2790/1338	5/18/2025	LE	U	I	11	100
GRANTOR: GRIFFIN BONNIE						
GRANTEE: GRIFFITH TIMOTHY S						
2064/1821	8/09/2016	WD	Q	I	01	214,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GRIFFITH BONNIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 FSP=[YR=2016] N8 W14 S16 E14 N8$ S8 W14 N16 W14 S63 E13 PTO=[YR=2016] E7 FGR=[YR=2016] S3 E20 N23 W20 S6 FOP=[YR=2016] W7 S6 E7N6$ S14 $ N8 W7 S8$ N14 E7 N6 E20 N35$
.

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	852.00	SF	6.50	6.50	100	2016	2016	3	95	5,261	

LAND DESCRIPTION

TOTAL OB/XF 5,261

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 06/24/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS