LOT 33
IN OR 2247/670
PLUMMER CREEK PHASE TWO A

NEWBY NICHOLAS & ROBIN E
88578 WAXWING CT
YULEE, FL 32097

2025

12-2N-26-1602-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

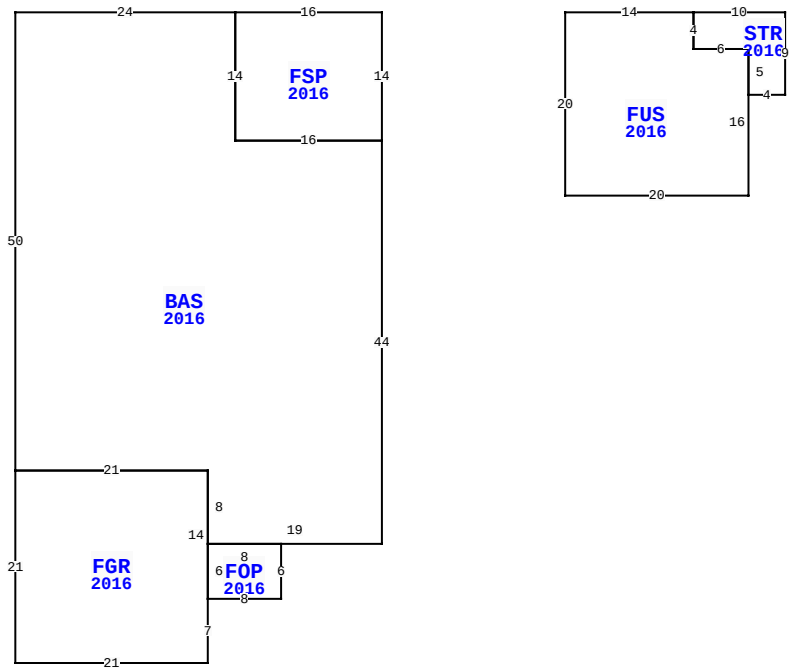
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100	2016	1,928	223,816
FGR	441	55	2016	243	28,209
FOP	48	30	2016	14	1,625
FSP	224	40	2016	90	10,447
FUS	376	100	2016	376	43,648
STR	60	10	2016	6	696
TOTALS	3,077			2,657	308,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,657	120.3552	120.36	319,797	2016	2016	0	0	0	3.55	96.45

1 SINGLE FAM – 0% - 0 Heated Area: 2304 HX Base Yr



88578 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	308,444
TOTAL MARKET OB/XF VALUE	3,890
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	372,334
SOH/AGL Deduction	0
ASSESSED VALUE	372,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,334
TOTAL JUST VALUE	372,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632035	CO ISSUED	0	08/15/2016
B1632035	NEW CONSTR	284,042	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/0670	12/31/2018	WD	Q	I	01	306,000
GRANTOR: CHRISTNER JEFFREY C &						
GRANTEE: NEWBY NICHOLAS & RO						
2067/0747	8/17/2016	WD	Q	I	01	242,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CHRISTNER JEFFREY C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W16 BAS=[YR=2016] W24 S50 FGR=[YR=2016] S21 E21 N7 FOP=[YR=2016] E8 N6 W8 S6$ N14 W21$ E21 S8 E19 N44 W16 N14$ S14 E16 N14$ PTR= E20 FUS=[YR=2016] E14 STR=[YR=2016] E10 S9 W4 N5 W6 N4$ S4 E6 S16 W20 N20 $ 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	0810	CONCRETE A	0	0	0	0	630.00	SF	6.50	6.50	100	2016	2016	3	95	3,890	

LAND DESCRIPTION

TOTAL OB/XF 3,890

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 06/24/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS