LOT 34
PLUMMER CREEK PHASE TWO A
PBK 8/142

MILAN MATTHEW
88586 WAXWING CT
YULEE, FL 32097

2025

12-2N-26-1602-0034-0000

BUILDING CHARACTERISTICS

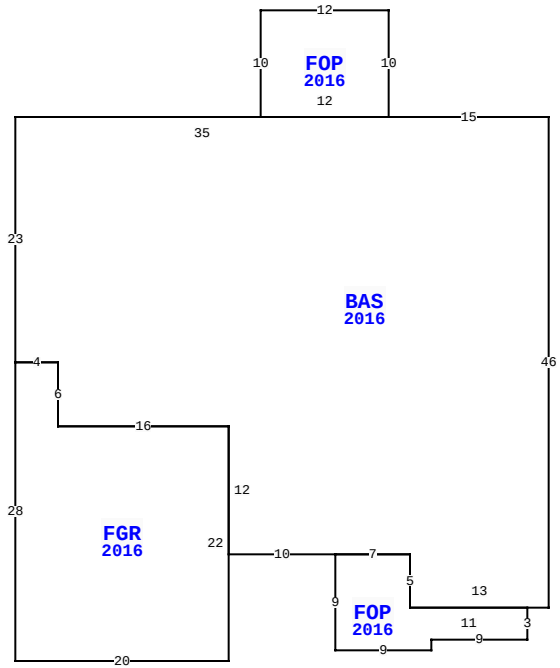
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,851	100	2016	1,851	209,898
FGR	464	55	2016	255	28,916
FOP	98	30	2016	29	3,289
FOP	120	30	2016	36	4,082
TOTALS	2,533			2,171	246,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,171	117.5118	117.51	255,114	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1851 HX Base Yr 2022



88586 WAXWING CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,185
TOTAL MARKET OB/XF VALUE		3,255
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		309,440
SOH/AGL Deduction		48,410
ASSESSED VALUE		261,030
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,308
TOTAL JUST VALUE		309,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632600	CO ISSUED	0	11/08/2016
B1632600	NEW CONSTR	234,955	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2444/1257	3/18/2021	WD	Q	I	01	293,900
GRANTOR: SPH PROPERTY THREE LL						
GRANTEE: MILAN MATTHEW						
2427/0916	1/11/2021	WD	Q	I	01	276,500
GRANTOR: GUGGENBICKLER GARRY L						
GRANTEE: SPH PROPERTY THREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] N10 W12 S10 E12$ W35 S23
FGR=[YR=2016] S28 E20 N22 W16 N6 W4$ E4 S6 E16 S12 E10
FOP=[YR=2016] S9 E9 N1 E9 N3 W11 N5 W7$ E7 S5 E13 N46$.

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	659.00	SF	5.20	5.20	100	2016	2016	3	95	3,255	

LAND DESCRIPTION

TOTAL OB/XF 3,255

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