

LOT 38
IN OR 2093/321
PLUMMER CREEK PHASE TWO A

SKUNDA JAMES A & KATHLEEN M
88559 WAXWING CT
YULEE, FL 32097

2025

12-2N-26-1602-0038-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 90
Exterior Wall	21 STONE 10
Roof Structure	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	5 100
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	2,219	100	2016	2,219	254,559
FGR	399	55	2016	219	25,123
FOP	50	30	2016	15	1,721
FSP	275	40	2017	110	12,619
TOTALS	2,943			2,563	294,021

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	675.00	SF	6.50
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,563	118.9440	118.94	304,843	2016	2016	0	0	0	3.55	96.45
1 SINGLE FAM - 100% - 2017 Heated Area: 2219 HX Base Yr 2017												
88559 WAXWING CT, YULEE												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/04/2025 MLU												

TOTAL OB/XF												
9,644												

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9,644												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		294,021	
TOTAL MARKET OB/XF VALUE		9,644	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		363,665	
SOH/AGL Deduction		117,526	
ASSESSED VALUE		246,139	
TOTAL EXEMPTION VALUE		169,972	
BASE TAXABLE VALUE		76,167	
TOTAL JUST VALUE		363,665	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,595	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632673	CO ISSUED	0	12/28/2016
B1633598	ADDITION	1,400	12/01/2016
B1632673	NEW CONSTR	357,662	07/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2093/0321	12/28/2016	WD	Q	I	01	286,300	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: SKUNDA JAMES A & KA							
2039/0377	4/08/2016	WD	Q	V	05	992,600	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2016] W13 FSP=[YR=2017] N10 W17 S10 E1 S7 E15 N7 E1S W1 S7 W15 N7 W19 S56 E11 N1 E10 FOP=[YR=2016] S1 E8 FGR=[YR=2016] S5 E19 N21 W19 S16\$ N7 W7 S6 W1\$ E1 N6 E7 N9 E19 N40\$.							