LOT 40
IN OR 2093/1830
PLUMMER CREEK PHASE TWO A

CARSON ROGER W & MARY LORRAINE
88543 WAXWING CT
YULEE, FL 32097

**2025**

**12-2N-26-1602-0040-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

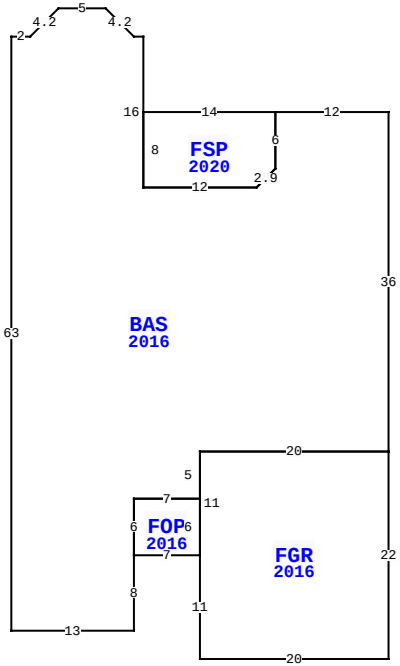
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 1,748 | 100 | 2016 | 1,748 | 204,185 |
| FGR | 440 | 55 | 2016 | 242 | 28,269 |
| FOP | 42 | 30 | 2016 | 13 | 1,518 |
| FSP | 110 | 40 | 2020 | 44 | 5,140 |
| TOTALS | 2,340 | | | 2,047 | 239,111 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,047 | 121.1133 | 121.11 | 247,912 | 2016 | 2016 | 0 | 0 | 0 | 3.55 | 96.45 |

1 SINGLE FAM – 100% - 2017 Heated Area: 1748 HX Base Yr 2017




88543 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 | | 239,111 |
| TOTAL MARKET OB/XF VALUE | | 9,473 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 308,584 |
| SOH/AGL Deduction | | 128,299 |
| ASSESSED VALUE | | 180,285 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 129,563 |
| TOTAL JUST VALUE | | 308,584 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 292,916 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632758 | CO ISSUED | 0 | 12/28/2016 |
| B1632758 | NEW CONSTR | 220,748 | 07/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2093/1830 | 12/28/2016 | WD | Q | I | 01 | 225,700 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: CARSON ROGER W & MA | | | | | | |
| 2062/1702 | 7/28/2016 | WD | Q | V | 05 | 122,000 |
| GRANTOR: BWC LAND PLUMMER LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W12 FSP=[YR=2020] W14 S8 E12 U2 R2 N6$ S6 D2 L2 W12 N16 W1 U3 L3 W5 D3 L3 W2 S63 E13 N8 FOP=[YR=2016] E7 FGR=[YR=2016] S11 E20 N22 W20 S11$ N6 W7 S6$ N6 E7 N5 E20 N36$.

## 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 | 736.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 95 | 3,636 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 192.00 | LF | 32.00 | 32.00 | 100 | 2020 | 2020 | 3 | 95 | 5,837 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,473

| 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