LOT 41
IN OR 2103/1949
PLUMMER CREEK PHASE TWO A

WHITE FELIX N III & JESSICA N
88535 WAXWING CT
YULEE, FL 32097

2025

12-2N-26-1602-0041-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

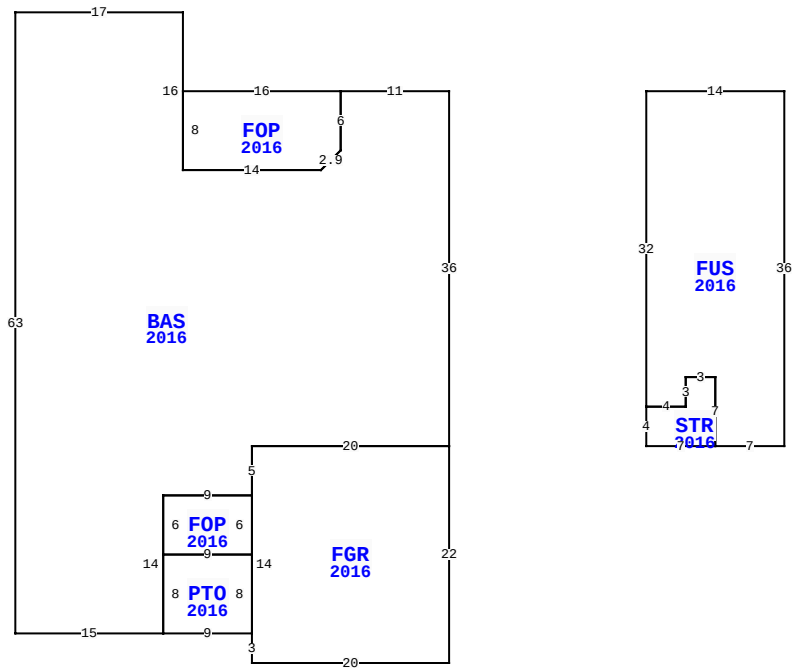
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,924	100	2016	1,924	224,047
FGR	440	55	2016	242	28,180
FOP	54	30	2016	16	1,863
FOP	126	30	2016	38	4,425
FUS	467	100	2016	467	54,381
PTO	72	5	2016	4	466
STR	37	10	2016	4	466
TOTALS	3,120			2,695	313,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,695	120.0528	120.05	323,535	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2391 HX Base Yr 2019



88535 WAXWING CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,829
TOTAL MARKET OB/XF VALUE		4,607
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		378,436
SOH/AGL Deduction		98,381
ASSESSED VALUE		280,055
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,333
TOTAL JUST VALUE		378,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632972	CO ISSUED	0	01/12/2017
B1632972	NEW CONSTR	292,252	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2103/1949	2/24/2017	WD	Q	I	01	244,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WHITE FELIX NATHANI						
2039/0377	4/08/2016	WD	Q	V	05	992,600
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 FOP=[YR=2016] W16 S8 E14 U2 R2 N6$S6 D2 L2 W14 N16 W17 S63 E15 PTO=[YR=2016] E9 FGR=[YR=2016] S3 E20 N22 W20 S5 FOP=[YR=2016] W9 S6 E9 N6$ S14$N8 W9 S8$ N14 E9 N5 E20 N36$ PTR=E20 FUS=[YR=2016] E14 S36 W7 STR=[YR=2016] W7 N4 E4 N3 E3 S7$ N7 W3 S3 W4 N32$ 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	100	0	0	746.00	SF	6.50	6.50	100	2016	2016	3	95	4,607	

LAND DESCRIPTION

TOTAL OB/XF 4,607

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 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS