LOT 42
IN OR 2070/5
PLUMMER CREEK PHASE TWO A

HOLLERN JOSEPH B & THERESA A
88527 WAXWING CT
YULEE, FL 32097

2025

12-2N-26-1602-0042-0000

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 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

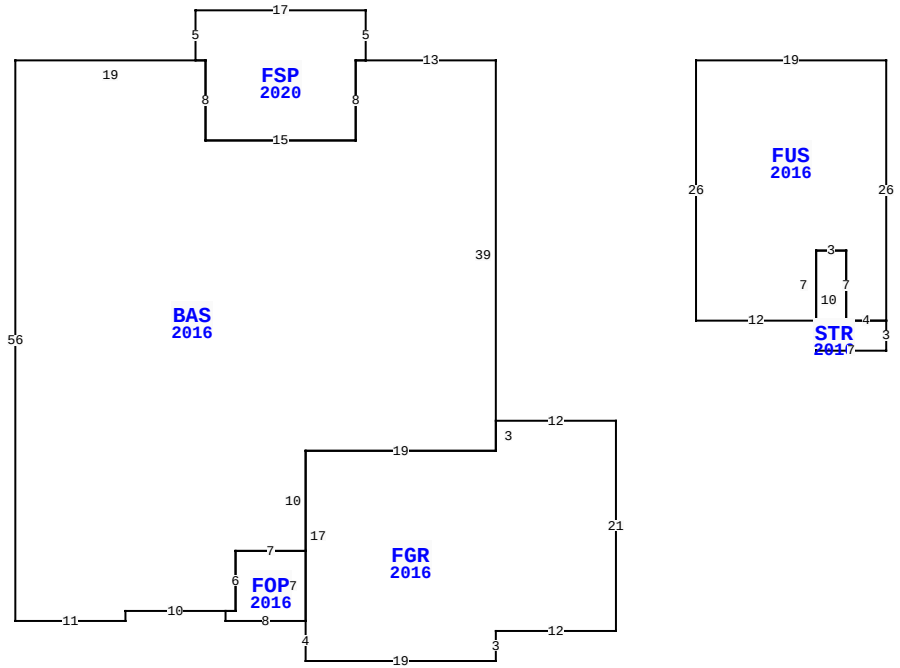
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,185	100	2016	2,185	235,248
FGR	651	55	2016	358	38,544
FOP	50	30	2016	15	1,615
FSP	205	40	2020	82	8,829
FUS	473	100	2016	473	50,926
STR	42	10	2016	4	430
TOTALS	3,606			3,117	335,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,117	111.5730	111.57	347,764	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2658 HX Base Yr 2017



88527 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		335,592
TOTAL MARKET OB/XF VALUE		5,712
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		401,304
SOH/AGL Deduction		122,204
ASSESSED VALUE		279,100
TOTAL EXEMPTION VALUE	HX HB VX DX	60,722
BASE TAXABLE VALUE		218,378
TOTAL JUST VALUE		401,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632116	CO ISSUED	0	08/31/2016
B1632116	NEW CONSTR	332,403	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2070/0005	8/31/2016	WD	Q	I	01	262,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOLLERN JOSEPH B &						
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] W13 FSP=[YR=2020] N5 W17 S5 E1 S8 E15 N8 E1$ W1 S8 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2016] S1 E8 FGR=[YR=2016] S4 E19 N3 E12 N21 W12 S3 W19 S17$ N7 W7 S6 W1$ E1 N6 E7 N10 E19 N39$ PTR=E20 FUS=[YR=2016] E19 S26 STR=[YR=2016] S3 W7 N10 E3 S7 E4$ W4 N7 W3 S7 W12 N26$ 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	925.00	SF	6.50	6.50	100	2016	2016	3	95	5,712	

LAND DESCRIPTION

TOTAL OB/XF 5,712

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