LOT 43
PLUMMER CREEK PHASE TWO A
PBK 8/142

HENDLEY LORAN B/KIMSEY HEATHER N
88519 WAXWING CT
YULEE, FL 32097

2025

12-2N-26-1602-0043-0000

BUILDING CHARACTERISTICS

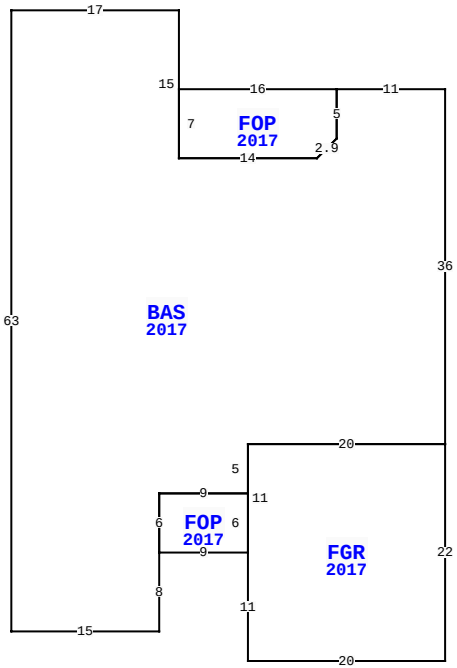
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,940	100	2017	1,940	227,498
FGR	440	55	2017	242	28,379
FOP	54	30	2017	16	1,876
FOP	110	30	2017	33	3,870
TOTALS	2,544			2,231	261,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,231	121.5249	121.52	271,111	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1940 HX Base Yr 2020



88519 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		261,622
TOTAL MARKET OB/XF VALUE		9,993
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		331,615
SOH/AGL Deduction		70,192
ASSESSED VALUE		261,423
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,701
TOTAL JUST VALUE		331,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704554	CO ISSUED	0	05/23/2017
B1633474	NEW CONSTR	238,630	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2257/0533	2/25/2019	WD	Q	I	01	247,000
GRANTOR: HARRIS MATTHEW S & AS						
GRANTEE: HENDLEY LORAN B & H						
2125/1227	5/31/2017	WD	Q	I	02	220,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARRIS MATTHEW S &						

BUILDING NOTES

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	736.00	SF	6.50	6.50	100	2017	2017	3	96	4,593	
2	0462	ST/AL FNC	0	100	150	4	600.00	SF	10.00	10.00	100	2020	2020	3	90	5,400	

BUILDING DIMENSIONS

BAS=[YR=2017] W11 FOP=[YR=2017] W16 S7 E14 U2 R2 N5$ S5 D2 L2 W14 N15 W17 S63 E15 N8 FOP=[YR=2017] E9 FGR=[YR=2017] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$.

LAND DESCRIPTION

TOTAL OB/XF 9,993

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