LOT 30
PLUMMER CREEK PHASE TWO A
PBK 8/142

GOUDY CONNOR
88554 WAXWING CT
YULEE, FL 32097

2026

12-2N-26-1602-0030-0000

BUILDING CHARACTERISTICS

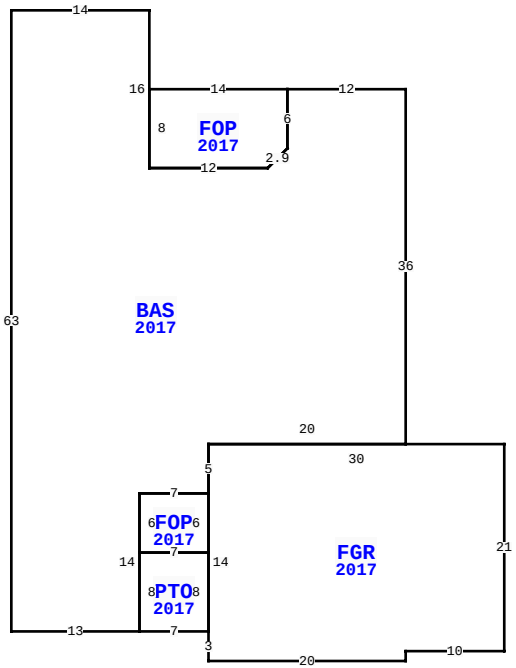
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,724	100	2017	1,724	222,398
FGR	650	55	2017	358	46,182
FOP	42	30	2017	13	1,677
FOP	110	30	2017	33	4,257
PTO	56	5	2017	3	387
TOTALS	2,582			2,131	274,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,131	127.3118	133.68	284,872	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2026 Heated Area: 1724 HX Base Yr 2026



88554 WAXWING CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 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		274,901
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		339,901
SOH/AGL Deduction		0
ASSESSED VALUE		339,901
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		288,490
TOTAL JUST VALUE		339,901
NCON VALUE		11,941
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1705798	CO ISSUED	0	06/29/2017
B1633641	NEW CONSTR	226,870	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2826/94	10/24/2025	WD	Q	I	02	385,000
GRANTOR: NICHOLLS JOURDAN C JR						
GRANTEE: GOUDY CONNOR						
2350/1472	3/27/2020	WD	Q	I	01	264,000
GRANTOR: KOHLER PROPERTY DEVEL						
GRANTEE: NICHOLLS JOURDAN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 FOP=[YR=2017] W14 S8 E12 U2 R2 N6$ S6 D2 L2 W12 N16 W14 S63 E13 PTO=[YR=2017] E7 FGR=[YR=2017] S3 E20 N1 E10 N21 W30 S5 FOP=[YR=2017] W7 S6 E7 N6$ S14$ N8 W7 S8$ N14 E7 N5 E20 N36$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS