LOT 34
PLUMMER CREEK PHASE TWO A
PBK 8/142

MILAN MATTHEW
88586 WAXWING CT
YULEE, FL 32097

2026

12-2N-26-1602-0034-0000

BUILDING CHARACTERISTICS

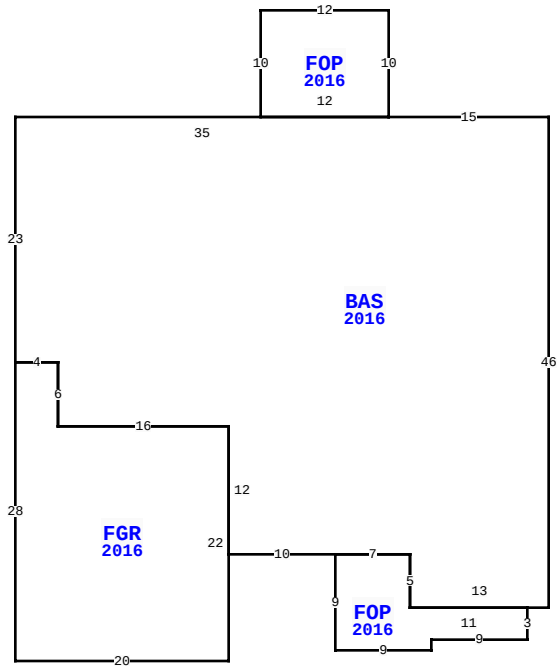
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,851	100	2016	1,851	229,690
FGR	464	55	2016	255	31,643
FOP	98	30	2016	29	3,599
FOP	120	30	2016	36	4,467
TOTALS	2,533			2,171	269,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,171	123.1076	129.26	280,623	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1851 HX Base Yr 2022



88586 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		269,398
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		334,398
SOH/AGL Deduction		66,320
ASSESSED VALUE		268,078
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		216,667
TOTAL JUST VALUE		334,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632600	CO ISSUED	0	11/08/2016
B1632600	NEW CONSTR	234,955	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2444/1257	3/18/2021	WD	Q	I	01	293,900
GRANTOR: SPH PROPERTY THREE LL						
GRANTEE: MILAN MATTHEW						
2427/0916	1/11/2021	WD	Q	I	01	276,500
GRANTOR: GUGGENBICKLER GARRY L						
GRANTEE: SPH PROPERTY THREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] N10 W12 S10 E12$ W35 S23
FGR=[YR=2016] S28 E20 N22 W16 N6 W4$ E4 S6 E16 S12 E10
FOP=[YR=2016] S9 E9 N1 E9 N3 W11 N5 W7$ E7 S5 E13 N46$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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