LOT 35
PLUMMER CREEK PHASE TWO A
PBK 8/142

BULLOCK AMBER
88583 WAXWING CT
YULEE, FL 32097

2026

12-2N-26-1602-0035-0000

BUILDING CHARACTERISTICS

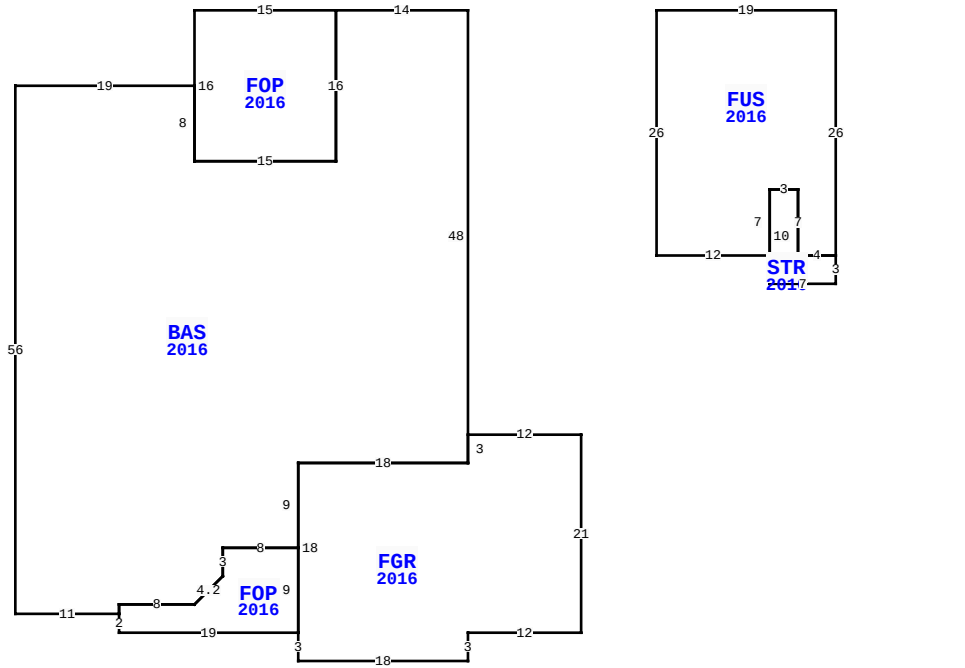
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,321	100	2016	2,321	271,100
FGR	630	55	2016	346	40,414
FOP	110	30	2016	33	3,854
FOP	240	30	2016	72	8,410
FUS	473	100	2016	473	55,248
STR	42	10	2016	4	468
TOTALS	3,816			3,249	379,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,249	115.8740	121.67	395,306	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2794 HX Base Yr 2022



88583 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		379,494
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		444,494
SOH/AGL Deduction		116,487
ASSESSED VALUE		328,007
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		276,596
TOTAL JUST VALUE		444,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632071	CO ISSUED	0	08/29/2016
B1632071	NEW CONSTR	350,663	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	1/22/2021	CN	Q	I	01	365,000
GRANTOR: BALLARD WILLIAM & COR						
GRANTEE: BULLOCK AMBER						
2070/0392	8/30/2016	WD	Q	I	01	270,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BALLARD WILLIAM & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FOP=[YR=2016] W15 S16 E15 N16$ S16 W15 N8 W19 S56 E11 FOP=[YR=2016] S2 E19 FGR=[YR=2016] S3 E18 N3 E12 N21 W12 S3 W18 S18$ N9 W8 S3 D3 L3 W8 S1$ N1 E8 U3 R3 N3 E8 N9 E18 N48$ 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

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