LOT 40
PLUMMER CREEK PHASE TWO A
PBK 8/142

CARSON MARY LORRAINE L/E/
88543 WAXWING CT
YULEE, FL 32097

2026

12-2N-26-1602-0040-0000

BUILDING CHARACTERISTICS

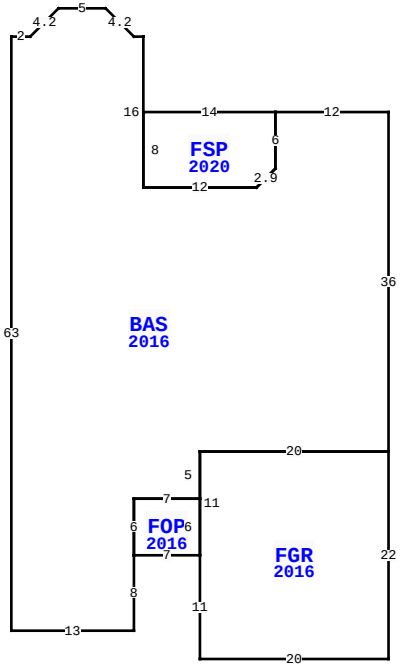
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,748	100	2016	1,748	223,438
FGR	440	55	2016	242	30,933
FOP	42	30	2016	13	1,662
FSP	110	40	2020	44	5,625
TOTALS	2,340			2,047	261,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,047	126.8806	133.22	272,701	2016	2016	0	0	0	4.05	95.95

1 SINGLE FAM 100% - 2017 Heated Area: 1748 HX Base Yr 2017



88543 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		261,657
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		326,657
SOH/AGL Deduction		141,504
ASSESSED VALUE		185,153
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,742
TOTAL JUST VALUE		326,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632758	CO ISSUED	0	12/28/2016
B1632758	NEW CONSTR	220,748	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2822/118	9/23/2025	QC	U	I	11	95,000
GRANTOR: CARSON ROGER W & MARY						
GRANTEE: CARSON ROGER C						
2093/1830	12/28/2016	WD	Q	I	01	225,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CARSON ROGER W & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 FSP=[YR=2020] W14 S8 E12 U2 R2 N6$ S6 D2 L2 W12 N16 W1 U3 L3 W5 D3 L3 W2 S63 E13 N8 FOP=[YR=2016] E7 FGR=[YR=2016] S11 E20 N22 W20 S11$ N6 W7 S6$ N6 E7 N5 E20 N36$.

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