

LOT 36
PLUMMER CREEK PHASE TWO B
PBK 8/170

MILLS LEIGH A
78713 GOLDFINCH LN
YULEE, FL 32097

2023

12-2N-26-1603-0036-0000



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		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	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,867	100	1,867	197,250
FGR	448	55	246	25,990
FOP	107	30	32	3,381
FOP	120	30	36	3,803
TOTALS	2,542		2,181	230,425

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	711.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100			0.00	0.00	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,181	118.8495	107.26	233,934	2018	2018	0	0	0	1.50	98.50	

1 SINGLE FAM - 100% - 2022

Heated Area: 1867

HX Base Yr 2022

Diagram illustrating the layout and dimensions of a property lot. The lot is a large rectangle with a smaller rectangle attached to the top side. The main rectangle has dimensions 36 (width) and 23 (height). The smaller rectangle has dimensions 12 (width) and 12 (height). The total width is 48 (36 + 12). The total height is 35 (23 + 12). The diagram also shows the area of the lot (BAS 2018) and the area of the smaller rectangle (FOP 2018).

BLD DATE		LGL DATE	
----------	--	----------	--

TOTAL OB/XF 4,529													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			230,425
TOTAL MARKET OB/XF VALUE			4,529
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			289,954
SOH/AGL Deduction			47,388
ASSESSED VALUE			242,566
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			192,566
TOTAL JUST VALUE			289,954
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008065	CO ISSUED	0	05/25/2018
17008065	NEW CONSTR	242,200	01/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2496/0410	9/10/2021	WD	Q	I	02	370,000
GRANTOR: GOSLIN TABITHA & MATT						
GRANTEE: MILLS LEIGH A						
2200/0268	5/31/2018	WD	Q	I	01	252,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GOSLIN TABITHA & MA						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2018] W14 FOP=[YR=2018] N10 W12 S10 E12\$ W36 S23									
FGR=[YR=2018] S28 E20 N21 W16 N7 W4\$ E4 S7 E16 S11 E10									
FOP=[YR=2018] S10 E9 N2 E9 N3 W11 N5 W7\$ E7 S5 E13 N46\$.									