

LOT 38
PLUMMER CREEK PHASE TWO B
PBK 8/170

VALENTINE DAVID & TINA
78697 GOLDFINCH LANE
YULEE, FL 32097

2023

12-2N-26-1603-0038-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall	10	ABOVE AVG 100	0100	01	2,451	121.0608	109.26	267,796	2017	2017	0	0	2.00	98.00	STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020													Heated Area: 2006											
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020											
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		3 100																									
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	2,006	100	2,006	214,792																							
FGR	692	55	381	40,795																							
FOP	54	30	16	1,713																							
FSP	110	40	44	4,711																							
PTO	72	5	4	428																							
TOTALS			2,934	2,451	262,440																						
EXTRA FEATURES			78697 GOLDFINCH LN, YULEE																								
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										
1	0811	CONCRETE B	0	100	0	0	1,026.00	SF	5.20	5.20	100	2017	2017	3	97	5,175											
2	0855	CONC PAVER	0	100	0	0	642.00	SF	10.00	10.00	100	2021	2021	3	100	6,420											
3	0462	ST/AL FNC	0	100	0	0	712.00	SF	10.00	10.00	100	2021	2021	3	98	6,978											
BUILDING DIMENSIONS																											
BAS=[YR=2017] U3 L3 W11 D3 L3 S8 FSP=[YR=2017] W16 S5 D2 R2 E14 N7\$ S7 W14 U2 L2 N5 U3 L3 W5 D3 L3 S35 FGR=[YR=2017] W12 S21 E12 S2 E20 N3 PTO=[YR=2017] E9 N8 FOP=[YR=2017] N6 W9 S6 E9\$ W9 S8 \$ N19 W20 N1 \$ S1 E20 S5 E9 S14 E15 N63\$.																											
LAND DESCRIPTION			TOTAL OB/XF															18,573									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000										
REVIEW DATE 08/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																											