

LOT 41
IN OR 2142/881
PLUMMER CREEK PHASE TWO B

WESTFAL JOSEPH GARY
78667 GOLDFINCH LANE
YULEE, FL 32097

2023

12-2N-26-1603-0041-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	08	IRREGULAR 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		4 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units	00	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	1,488	100	1,488	147,369
FGR	936	55	515	51,005
FOP	60	30	18	1,783
FSP	160	40	64	6,339
FUS	1,477	100	1,477	146,281
STR	42	10	4	396
TOTALS	4,163		3,566	353,172

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,566	111.9825	101.06	360,380	2017	2017	0	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2018 Heated Area: 2965 HX Base Yr 2018												

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

VALUATION BY		Tax Dist:	
Tax Group: 4			
BUILDING MARKET VALUE		353,172	
TOTAL MARKET OB/XF VALUE		9,287	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		417,459	
SOH/AGL Deduction		108,268	
ASSESSED VALUE		309,191	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		259,191	
TOTAL JUST VALUE		417,459	
NCON VALUE		7,087	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		346,315	

PERMIT NUM				DESCRIPTION				AMT				ISSUED			
17007239				CO ISSUED				0				08/10/2017			
17001895				NEW CONSTR				382,058				04/01/2017			

SALES DATA

OFF RECORD		DATE		TYPE		Q		V		RSN		SALE	
Number				INST		U		I		CD		PRICE	
2142/0881		8/16/2017		WD		Q		I		02		321,400	

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:WESTFAL JOSEPH GARY

2108/1361		3/23/2017		WD		Q		V		05		299,000	
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GRANTOR:BWC LAND PLUMMER LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES