

DIAZ JORGE MIGUEL & LESLIE
78659 GOLDFINCH LN
YULEE, FL 32097

12-2N-26-1603-0042-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 90		
Exterior Wall	21	STONE 10		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	08	SHT VINYL 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		4 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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	2,484	100	2,484	234,281
FGR	622	55	342	32,256
FOP	65	30	20	1,887
FOP	208	30	62	5,848
FUS	681	100	681	64,229
STR	80	10	8	754
TOTALS	4,140		3,597	339,255

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
1	0810	CONCRETE A	0 100	0	0	889.00	SF	6.50	6.50	100	2017	2017	3	97	5,605	
2	0476	VF 6 SBPL	0 100	0	0	126.00	LF	32.00	32.00	100	2017	2017	3	94	3,790	
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	
4	0462	ST/AL FNC	0 100	0	0	240.00	SF	10.00	10.00	100	2017	2017	3	87	2,088	
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	
6	0810	CONCRETE A	0 100	0	0	200.00	SF	6.50	6.50	100	2021	2021	3	100	1,300	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,597	106.6905	96.29	346,355	2017	2017	0	0	0	2.05	97.95

1 SINGLE FAM - 100% - 2018 Heated Area: 3165 HX Base Yr 2018

The diagram shows three building footprints. The largest footprint is labeled 'BAS 2017' and has dimensions 47x67. To its right is a smaller footprint labeled 'FUS 2017' with dimensions 41x37. Below the 'BAS 2017' footprint is another footprint labeled 'FOP 2017' with dimensions 22x14. Various other dimensions are noted around the perimeters of these shapes.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					339,255				
TOTAL MARKET OB/XF VALUE					13,347				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					407,602				
SOH/AGL Deduction					109,682				
ASSESSED VALUE					297,920				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					247,920				
TOTAL JUST VALUE					407,602				
NCON VALUE					1,300				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					339,026				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000659	CO ISSUED	0	07/13/2017
17000659	NEW CONSTR	0	03/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2133/1614	7/14/2017	WD	Q	I	02	340,100

GRANTOR:DREAM FINDERS HOMES L
GRANTEE:DIAZ JORGE MIGUEL &
2097/0670 1/25/2017 WD Q V 05 508,000
GRANTOR:BWC LAND PLUMMER LLC
GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2017] W17 FOP=[YR=2017] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2017] S22 E10 N2 E18 FOP=[YR=2017] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E14 N67\$ PTR=E20 FUS=[YR=2017] E17 S37 STR=[YR=2017] S5 E11 S4 W15 N9 E4\$ W4 S4 W13 N41\$ W20\$.									

LAND DESCRIPTION

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	SFR	100			0.00	0.00																