

LOT 44
PLUMMER CREEK PHASE TWO B
PBK 8/170

CRUMBLEY CASIE
78643 GOLDFINCH LANE
YULEE, FL 32097

2023

12-2N-26-1603-0044-0000



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	PAGE 1 of 1														
Exterior Wall	10	ABOVE AVG 100	0100	01	2,561	115.4160	104.16	266,754	2018	2018	0	0	1.50	98.50															
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 2229													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023													
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 50																											
Interior Floor	13	LVT/LAMMT 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	2,229	100	2,229	228,690																									
FGR	399	55	219	22,469																									
FOP	58	30	17	1,744																									
FOP	128	30	38	3,899																									
FSP	144	40	58	5,950																									
TOTALS			2,958	2,561	262,753																								
EXTRA FEATURES			78643 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	0810	CONCRETE A	0	100	0	0	693.00	SF	6.50	6.50	100	2018	2018	3	98	4,414													
2	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2020	2020	3	95	36,176													
3	0855	CONC PAVER	0	100	0	0	920.00	SF	10.00	10.00	100	2020	2020	3	99	9,108													
4	0855	CONC PAVER	0	100	0	0	141.00	SF	10.00	10.00	100	2020	2020	3	99	1,396													
5	0911	SCRN RM A	0	100	0	0	60.00	SF	17.50	17.50	100	2020	2020	3	93	977													
6	0911	SCRN RM A	0	100	0	0	117.00	SF	17.50	17.50	100	2020	2020	3	93	1,904													
7	0600	SUMMER KIT	1	100	0	0	0.00	UT	5,000.00	5,000.00	100	2023	2021		97	0													
8	0525	GAZEBO	1	100	0	0	0.00	UT	5,000.00	5,000.00	100	2023	2022		100	0													
9	0871	POOL HTR R	1	100	0	0	0.00	UT	2,000.00	2,000.00	100	2023	2020		93	0													
TOTAL OB/XF 53,975																													
LAND DESCRIPTION																													
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												
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 01/05/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																													

1 SINGLE FAM - 100% - 2023

Heated Area: 2229

HX Base Yr 2023

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 262,753

TOTAL MARKET OB/XF VALUE 53,975

TOTAL LAND VALUE - MARKET 55,000

TOTAL MARKET VALUE 371,728

SOH/AGL Deduction 0

ASSESSED VALUE 371,728

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 321,728

TOTAL JUST VALUE 371,728

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 305,442

PERMIT NUM DESCRIPTION AMT ISSUED

20010535 SWIM POOL 60,000 10/30/2020

19004636 XF0B 28,410 06/01/2019

17007255 C0 ISSUED 0 03/16/2018

17007255 NEW CONSTR 282,405 12/01/2017

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2554/0511 3/01/2022 WD Q I 01 523,700

GRANTOR: RIOS-TORRES MIGUEL

GRANTEE: CRUMBLEY CASIE

2185/1974 3/23/2018 WD Q I 01 261,300

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: RIOS TORRES MIGUEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W5 U3 L3 W8 D3 L3 FSP=[YR=2020] N9 W16 S9

FOP=[YR=2018] S8 E16 N8 W16\$E16\$ S8W16 N8 W13 S40

FGR=[YR=2018] S21 E19N4 FOP=[YR=2018] E8 N2 W1 N6 W7 S8\$

N17W19\$ E19 S9 E7 S6 E11 S1 E11 N56\$.