LOT 47
PLUMMER CREEK PHASE TWO B
PBK 8/170

CORBITT PAMELA E/REILLY PETER DONOVAN
78619 GOLDFINCH LANE
YULEE, FL 32097

2023

12-2N-26-1603-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

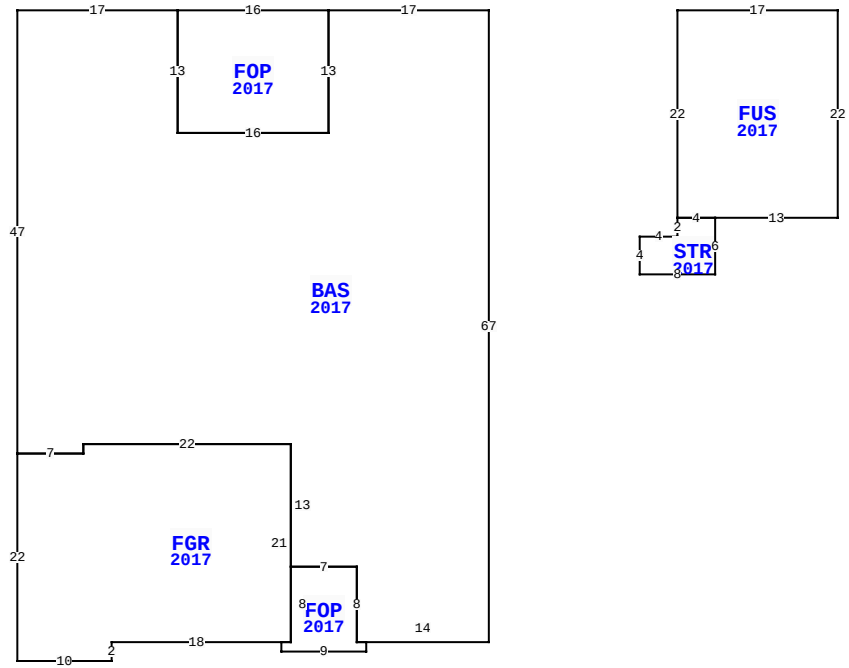
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	251,775
FGR	622	55	342	34,665
FOP	65	30	20	2,028
FOP	208	30	62	6,284
FUS	374	100	374	37,909
STR	40	10	4	406
TOTALS	3,793		3,286	333,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,286	114.6642	103.48	340,035	2017	2017	0	0	0	2.05	97.95

1 SINGLE FAM – 100% - 2021 Heated Area: 2858 HX Base Yr 2021



78619 GOLDFINCH LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		333,064
TOTAL MARKET OB/XF VALUE		8,995
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		397,059
SOH/AGL Deduction		63,498
ASSESSED VALUE		333,561
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		283,561
TOTAL JUST VALUE		397,059
NCON VALUE		3,744
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003430	CO ISSUED	0	10/18/2017
1703430	NEW CONSTR	362,257	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2411/0043	11/20/2020	WD	Q	I	01	357,500
GRANTOR: RUVOLO REBECCA E & ST						
GRANTEE: CORBITT PAMELA E &						
2156/1255	10/27/2017	WD	Q	I	01	313,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RUVOLO REBECCA E &						

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 S22 W13 STR=[YR=2017] S6 W8 N4 E4 N2 E4$ W4 N22$ W20$.

EXTRA FEATURES

LN	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	1,041.00	SF	5.20	5.20	100	2017	2017	3	97	5,251	
2	0811	CONCRETE B	1	100	24	30	720.00	SF	5.20	5.20	100	2023	2022		100	3,744	

LAND DESCRIPTION

TOTAL OB/XF 8,995

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS