LOT 49
IN OR 2181/778
PLUMMER CREEK PHASE TWO B

WARGO NICHOLAS T & SARA
78603 GOLDFINCH LANE
YULEE, FL 32097

2023

12-2N-26-1603-0049-0000

BUILDING CHARACTERISTICS

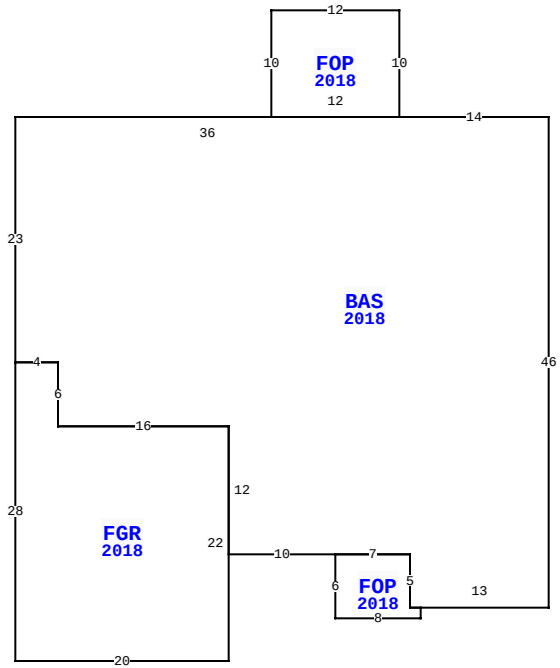
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,851	100	1,851	194,567
FGR	464	55	255	26,804
FOP	43	30	13	1,366
FOP	120	30	36	3,784
TOTALS	2,478		2,155	226,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,155	118.8495	107.26	231,145	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1851 HX Base Yr 2019



78603 GOLDFINCH LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,522
TOTAL MARKET OB/XF VALUE		7,606
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		289,128
SOH/AGL Deduction		73,678
ASSESSED VALUE		215,450
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,450
TOTAL JUST VALUE		289,128
NCON VALUE		3,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005643	CO ISSUED	0	02/26/2018
17008502	NEW CONSTR	236,230	09/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2181/0778	2/28/2018	WD	Q	I	01	235,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WARGO NICHOLAS T &						
2143/1043	8/25/2017	WD	Q	V	05	288,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] N10 W12 S10 E12$ W36 S23
FGR=[YR=2018] S28 E20 N22 W16 N6 W4$ E4 S6 E16 S12 E10
FOP=[YR=2018] S6 E8 N1 W1 N5 W7$ E7 S5 E13 N46$.

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	0810	CONCRETE A	0	100	0	0	723.00	SF	6.50	6.50	100	2018	2018	3	98	4,606	
2	0855	CONC PAVER	1	100	0	0	300.00	SF	10.00	10.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 7,606

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