LOT 50
PLUMMER CREEK PHASE TWO B
PBK 8/170

WAKEFIELD STANLEY & MARTA
78595 GOLDFINCH LANE
YULEE, FL 32097

2023

12-2N-26-1603-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

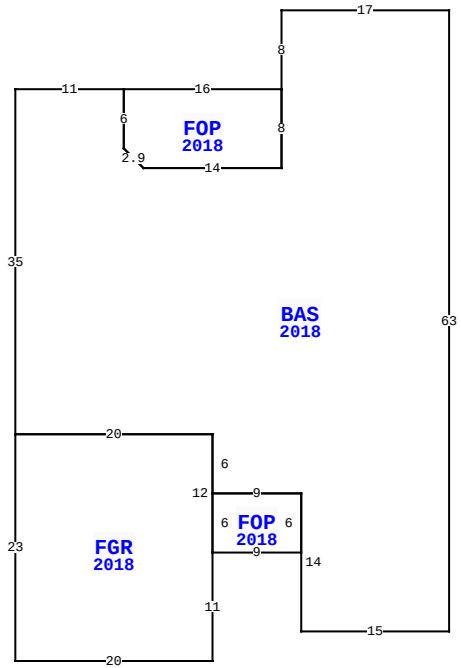
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,904	100	1,904	199,415
FGR	460	55	253	26,497
FOP	54	30	16	1,675
FOP	126	30	38	3,980
TOTALS	2,544		2,211	231,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,211	117.8205	106.33	235,096	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1904 HX Base Yr 2021



78595 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		231,570
TOTAL MARKET OB/XF VALUE		3,242
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		289,812
SOH/AGL Deduction		76,134
ASSESSED VALUE		213,678
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,678
TOTAL JUST VALUE		289,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005644	CO ISSUED	0	02/22/2018
17005644	NEW CONSTR	241,162	09/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2408/0787	11/13/2020	WD	Q	I	01	285,500
GRANTOR: SAYRE HELEN G & JEROM						
GRANTEE: WAKEFIELD STANLEY &						
2181/0841	2/28/2018	WD	Q	I	02	237,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SAYRE HELEN G & JER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 S8 FOP=[YR=2018] W16 S6 D2 R2 E14 N8$ S8 W14 U2 L2 N6 W11 S35 FGR=[YR=2018] S23 E20 N11 FOP=[YR=2018] E9 N6 W9 S6$ N12 W20$ E20 S6 E9 S14 E15 N63$.

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	509.00	SF	6.50	6.50	100	2018	2018	3	98	3,242	

LAND DESCRIPTION

TOTAL OB/XF 3,242

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 02/06/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS