LOT 51
PLUMMER CREEK PHASE TWO B
PBK 8/170

ALLEN MARK ROBERT & KYONG HUI
78587 GOLDFINCH LN
YULEE, FL 32097

2023

12-2N-26-1603-0051-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

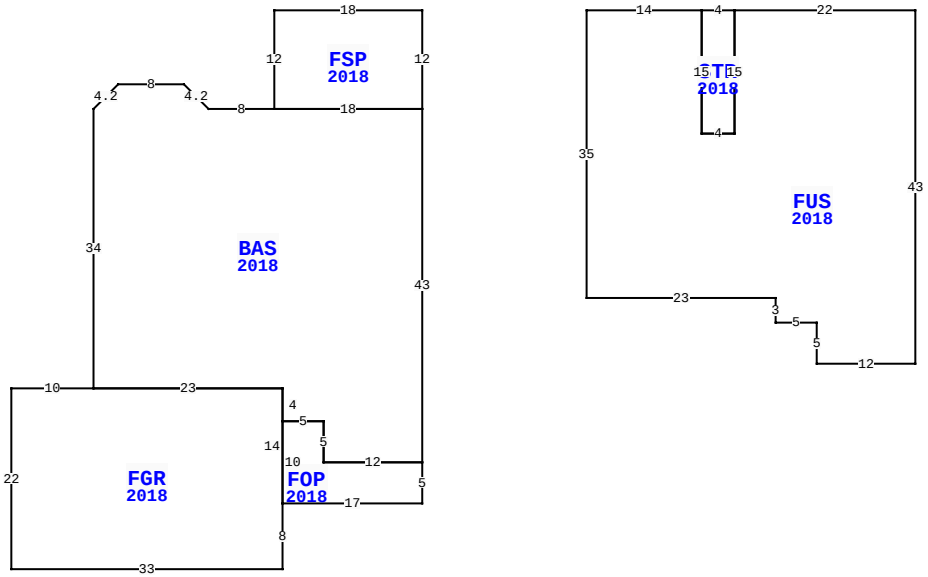
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100	1,521	148,789
FGR	726	55	399	39,031
FOP	110	30	33	3,228
FSP	216	40	86	8,413
FUS	1,451	100	1,451	141,942
STR	60	10	6	587
TOTALS	4,084		3,496	341,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,496	110.6070	99.82	348,971	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2972 HX Base Yr 2023



78587 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		341,992
TOTAL MARKET OB/XF VALUE		6,136
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		403,128
SOH/AGL Deduction		0
ASSESSED VALUE		403,128
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		353,128
TOTAL JUST VALUE		403,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000435	CO ISSUED	0	06/20/2018
18000435	NEW CONSTR	385,642	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/0362	5/27/2022	WD	Q	I	01	525,000
GRANTOR: THOMPSON ELIZABETH M						
GRANTEE: ALLEN MARK ROBERT &						
2206/1232	6/26/2018	WD	Q	I	02	310,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: THOMPSON ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W18 S12 BAS=[YR=2018] W8 U3 L3 W8 D3 L3 S34
FGR=[YR=2018] W10 S22 E33 N8 FOP=[YR=2018] E17 N5 W12 N5 W5
S10$ N14 W23$ E23 S4 E5 S5 E12 N43 W18$ E18 N12$ PTR= E20
FUS=[YR=2018] E14 STR=[YR=2018] E4 S15 W4 N15$ S15 E4 N15 E22
S43 W12 N5 W5 N3 W23 N35$ 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	1,204.00	SF	5.20	5.20	100	2018	2018	3	98	6,136	

LAND DESCRIPTION

TOTAL OB/XF 6,136

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