LOT 53
IN OR 2208/1277
PLUMMER CREEK PHASE TWO B

DODGE STACEY H
78566 GOLDFINCH LN
YULEE, FL 32097

2023

12-2N-26-1603-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

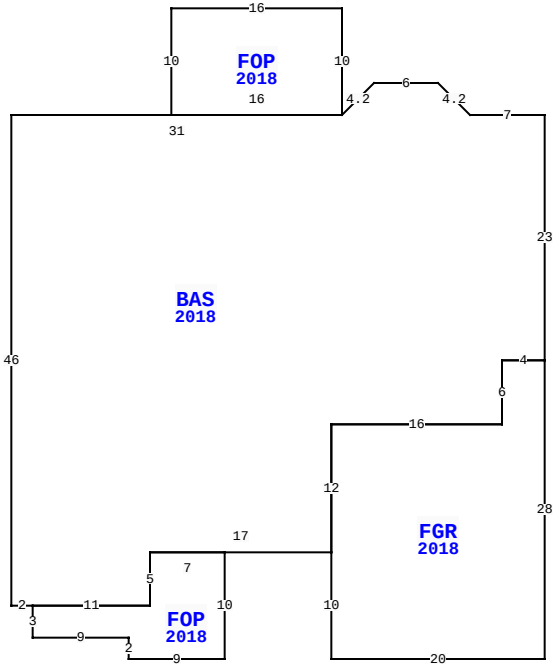
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,878	100	1,878	198,412
FGR	464	55	255	26,941
FOP	107	30	32	3,381
FOP	160	30	48	5,071
TOTALS	2,609		2,213	233,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,213	118.8495	107.26	237,366	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1878 HX Base Yr 2019



78566 GOLDFINCH LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,806
TOTAL MARKET OB/XF VALUE		4,497
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		293,303
SOH/AGL Deduction		55,720
ASSESSED VALUE		237,583
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,583
TOTAL JUST VALUE		293,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000878	CO ISSUED	0	06/20/2018
18000878	NEW CONSTR	246,021	02/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2208/1277	6/28/2018	WD	Q	I	02	266,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DODGE STACEY H						
2174/1911	1/25/2018	WD	Q	V	05	270,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W7 U3 L3 W6 D3 L3 FOP=[YR=2018] N10 W16 S10 E16$ W31 S46 E2 FOP=[YR=2018] S3 E9 S2 E9 N10 W7 S5 W11$ E11 N5 E17 FGR=[YR=2018] S10 E20 N28 W4 S6 W16 S12$ N12 E16 N6 E4 N23$.

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	706.00	SF	6.50	6.50	100	2018	2018	3	98	4,497	

LAND DESCRIPTION

TOTAL OB/XF 4,497

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 10/22/2018 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS