

ANDRADE BRIAN & JULIENNE P
78574 GOLDFINCH LN
YULEE, FL 32097

12-2N-26-1603-0054-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03WD FR STUC 100 GABLE/HIP 100

Roof Cover Interior Wall03COMP SHNGL 100 DRYWALL 100

Interior Floor Interior Floor11CLAY TILE 50 CARPET 50

Air Condition Heating Type03CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame024 100 2 100 WOOD FRAME 100

Stories Units Occupancy1.001. 100 0 100 NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5014.00

TOTALS2,8112,522255,188

78574 GOLDFINCH LN, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

L N

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

10810

CONCRETE A

0100

0

0

718.00

SF6.50

6.50

100

2018

2018

3

98

4,574

20476

VF 6 SBPL

0100

0

0

126.00

LF32.00

32.00

100

2018

2018

3

95

3,830

30470

VNYL GATE

0100

0

0

1.00

UT300.00

300.00

100

2018

2018

3

95

285

LAND DESCRIPTION

TOTAL OB/XF8,689

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

10000100

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 DATE10/22/2018BYKB

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000

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NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

255,1888,68955,000318,87782,042236,83550,000186,835318,8770267,334

PERMIT NUMDESCRIPTIONAMTISSUED

18001683CO ISSUED006/26/2018

18001683NEW CONSTR289,79603/01/2018

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U V I RSN CD

SALE PRICE

2208/11136/27/2018WDQI01308,500

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:ANDRADE BRIAN & JUL

2174/19111/25/2018WDQV05270,000

GRANTOR:BWC LAND PLUMMER LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W7 D3 L3 FSP=[YR=2018] W16 S8 E16 N\$8 S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2018] S2 E8 FGR=[YR=2018] S4 E19 N20 W19 S16\$ N8 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$.