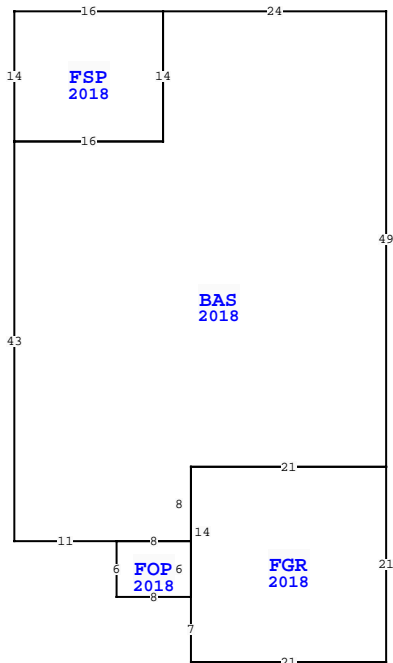


ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,235	118.7466	107.17	239,525	2018	2018	0	0	0	1.55	98.45
1 SINGLE FAM - 100% - 2019 Heated Area: 1888 HX Base Yr 2019												



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	1,888	100	1,888	199,201
FGR	441	55	243	25,638
FOP	48	30	14	1,477
FSP	224	40	90	9,496
TOTALS	2,601		2,235	235,812

78582 GOLDFINCH LN, YULEE

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			235,812
TOTAL MARKET OB/XF VALUE			4,637
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			295,449
SOH/AGL Deduction			75,963
ASSESSED VALUE			219,486
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			169,486
TOTAL JUST VALUE			295,449
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			248,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000839	CO ISSUED	0	06/14/2018
18000839	NEW CONSTR	247,719	02/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2205/0672	6/20/2018	WD Q	Q	I	01	265,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: AKINWANDE ADETOLA						
2174/1911	1/25/2018	WD Q	Q	V	05	270,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES	
L N	OB/XF CODE
1	0810

BUILDING NOTES	
BAS=[YR=2018] W24 FSP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N21 W21 S14\$ N6 W8\$ E8 N8 E21 N49\$.	

BUILDING DIMENSIONS	
BAS=[YR=2018] W24 FSP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N21 W21 S14\$ N6 W8\$ E8 N8 E21 N49\$.	

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						
1	0810	CONCRETE A	0	100	0	0		728.00	SF	6.50				6.50	100	2018	2018	3	98	4,637	

LAND DESCRIPTION		TOTAL OB/XF 4,637																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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				0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							