

LOT 56
PLUMMER CREEK PHASE TWO B
PBK 8/170

HARDIN JAMES D & KATHERINE N
78590 GOLDFINCH LANE
YULEE, FL 32097

2023

12-2N-26-1603-0056-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		5 100
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	2,227	100	2,227	221,672
FGR	380	55	209	20,803
FOP	58	30	17	1,692
FSP	184	40	74	7,366
FUS	476	100	476	47,380
STR	18	10	2	199

TOTALS	3,343		3,005	299,114
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	652.00	SF	6.50	6.50	
2	0855	CONC PAVER	1	100	0	0	575.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,005	112.5390	101.57	305,218	2018	2018	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2703 HX Base Yr 2023											

78590 GOLDFINCH LN, YULEE				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
652.00	SF	6.50	6.50	100	2018	2018	3	98	4,153		
575.00	SF	10.00	10.00	100	2023	2022		100	5,750		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										299,114	
TOTAL MARKET OB/XF VALUE										9,903	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										364,017	
SOH/AGL Deduction										0	
ASSESSED VALUE										364,017	
TOTAL EXEMPTION VALUE										HX HB VX 55,000	
BASE TAXABLE VALUE										309,017	
TOTAL JUST VALUE										364,017	
NCON VALUE										5,750	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										301,604	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004365	ADDITION	5,066	06/01/2018
18000002	CO ISSUED	0	05/23/2018
18000002	NEW CONSTR	338,415	01/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2580/0195	7/22/2022	WD	Q	I	01	485,000	
GRANTOR: VINER STACEY ANN J &							
GRANTEE: HARDIN JAMES D & KA							
2201/1636	5/31/2018	WD	Q	I	01	313,600	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: VINER STACEY ANN J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W13 FSP=[YR=2018] N4 W16 S12 E15 N8 E1\$ W1 S8 W15 N8 U3 L3 W7 D3 L3 W6 S56 E11 N1 E9 FOP=[YR=2018] S1 E9 FGR=[YR=2018] S4 E19 N20 W19 S16\$ N8 W7 S7 W2\$ E2 N7 E7 N8 E19 N40\$ PTR=E20 FUS=[YR=2018] E19 S26 W4 STR=[YR=2018] W3 N6 E3 S6\$ N6 W3 S6 W12 N26\$ W20\$.											

TOTAL OB/XF											
9,903											