

LOT 57
PLUMMER CREEK PHASE TWO B
PBK 8/170

HARKESS BRENDAN
78598 GOLDFINCH LANE
YULEE, FL 32097

2023

12-2N-26-1603-0057-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	10	ABOVE AVG 90	0100	01	3,422	119.2044	107.58	368,139	2018	2018	0	0	0	1.55	98.45	VALUATION BY STANDARD																									
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2020													Heated Area: 2944													HX Base Yr												
Roof Structure	03	GABLE/HIP 100														BAS 2018													FUS 2018												
Roof Cover	08	CLAY TILE 100														FOP 2018													FGR 2018												
Interior Wall	05	DRYWALL 100														FOP 2018													FGR 2018												
Interior Floor	11	CLAY TILE 50														FOP 2018													FGR 2018												
Interior Floor	14	CARPET 50														FOP 2018													FGR 2018												
Air Condition	03	CENTRAL 100														FOP 2018													FGR 2018												
Heating Type	04	AIR DUCTED 100														FOP 2018													FGR 2018												
Bedrooms	5	100														FOP 2018													FGR 2018												
Bathrooms	3.5	100														FOP 2018													FGR 2018												
Frame	02	WOOD FRAME 100														FOP 2018													FGR 2018												
Stories	2.	2. 100	FOP 2018													FGR 2018																									
Units	0	100	FOP 2018													FGR 2018																									
Occupancy	00	NONE 100	FOP 2018													FGR 2018																									
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	1,497	100	1,497	158,551																																					
FGR	704	55	387	40,988																																					
FOP	115	30	34	3,601																																					
FOP	170	30	51	5,402																																					
FUS	1,447	100	1,447	153,255																																					
STR	64	10	6	635																																					
TOTALS			3,997	3,422	362,433																																				
EXTRA FEATURES			78598 GOLDFINCH LN, YULEE																																						
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	0811	CONCRETE B	0	100	0	0	1,127.00	SF	5.20	5.20	100	2018	2018	3	98	5,743																									
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2018	2018	3	95	4,560																									
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285																									
TOTAL OB/XF																		10,588																							
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	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																																									