LOT 62
IN OR 2209/1084
PLUMMER CREEK PHASE TWO B

**HESTER JACK & LINDA**
78638 GOLDFINCH LANE
YULEE, FL 32097

**2023**

**12-2N-26-1603-0062-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 08 | CLAY TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

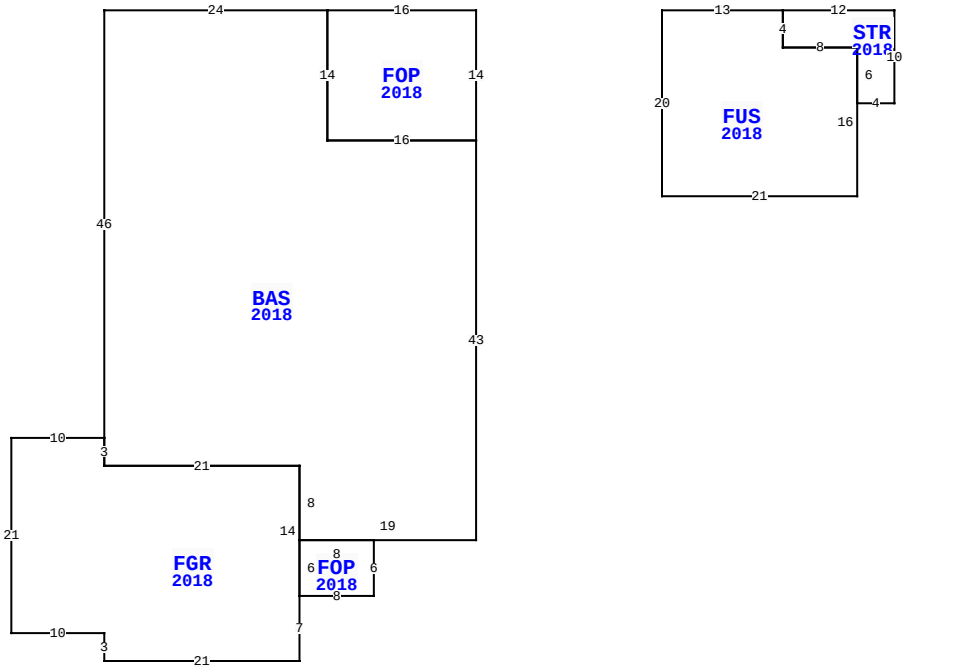
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5014.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,888 | 100 | 1,888 | 210,058 |
| FGR | 651 | 55 | 358 | 39,831 |
| FOP | 48 | 30 | 14 | 1,557 |
| FOP | 224 | 30 | 67 | 7,455 |
| FUS | 388 | 100 | 388 | 43,169 |
| STR | 72 | 10 | 7 | 779 |
| TOTALS | 3,271 | | 2,722 | 302,848 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,722 | 125.7984 | 113.53 | 309,029 | 2018 | 2018 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 100% - 2019 Heated Area: 2276 HX Base Yr 2019




78638 GOLDFINCH LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 302,848 |
| TOTAL MARKET OB/XF VALUE | | 6,095 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 363,943 |
| SOH/AGL Deduction | | 92,417 |
| ASSESSED VALUE | | 271,526 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 221,526 |
| TOTAL JUST VALUE | | 363,943 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 306,018 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18000033 | CO ISSUED | 0 | 06/07/2018 |
| 18000033 | NEW CONSTR | 305,332 | 01/01/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2209/1084 | 6/29/2018 | WD | Q | I | 02 | 300,700 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: HESTER JACK & LINDA | | | | | | |
| 2165/1659 | 12/11/2017 | WD | Q | V | 05 | 502,000 |
| GRANTOR: BWC LAND PLUMMER LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2018] W16 BAS=[YR=2018] W24 S46 FGR=[YR=2018] W10 S21 E10 S3 E21 N7 FOP=[YR=2018] E8 N6 W8 S6$ N14 W21 N3$ S3 E21 S8 E19 N43 W16 N14$ S14 E16 N14$ PTR=E20 FUS=[YR=2018] E13 STR=[YR=2018] E12 S10 W4 N6 W8 N4$ S4 E8 S16 W21 N20$ W20$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,196.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 98 | 6,095 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,095

| 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 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