LOT 64
IN OR 2138/1051
PLUMMER CREEK PHASE TWO B

BONILLA SANTIAGO/HERNANDEZ BELKIS
78654 GOLDFINCH LANE
YULEE, FL 32097

2023

12-2N-26-1603-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

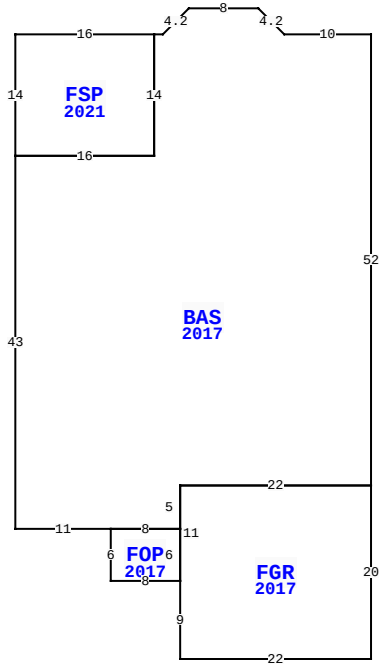
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2,036	100	2,036	216,676
FGR	440	55	242	25,754
FOP	48	30	14	1,490
FSP	224	40	90	9,579
TOTALS	2,748		2,382	253,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,382	120.3930	108.65	258,804	2017	2017	0	0	0	2.05	97.95

1 SINGLE FAM – 100% - 2018 Heated Area: 2036 HX Base Yr 2018



78654 GOLDFINCH LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,499
TOTAL MARKET OB/XF VALUE		9,577
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		318,076
SOH/AGL Deduction		79,634
ASSESSED VALUE		238,442
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,442
TOTAL JUST VALUE		318,076
NCON VALUE		16,661
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000653	CO ISSUED	0	07/31/2017
17000653	NEW CONSTR	0	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2138/1051	7/31/2017	WD	Q	I	01	251,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BONILLA SANTIAGO &						
2097/0670	1/25/2017	WD	Q	V	05	508,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 U3 L3 W8 D3 L3 W1 FSP=[YR=2021] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S9 E22 N20 W22 S11$ N6 W8$ E8 N5 E22 N52$.

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	0810	CONCRETE A	0	100	0	0	720.00	SF	6.50	6.50	100	2017	2017	3	97	4,540	
2	0476	VF 6 SBPL	0	100	0	0	159.00	LF	32.00	32.00	100	2021	2021	3	99	5,037	

LAND DESCRIPTION

TOTAL OB/XF 9,577

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 08/07/2017 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS