LOT 69
IN OR 2519/1501
PLUMMER CREEK PHASE TWO B

SKALESKI JEFFREY J
78694 GOLDFINCH LN
YULEE, FL 32097

2023

12-2N-26-1603-0069-0000

BUILDING CHARACTERISTICS

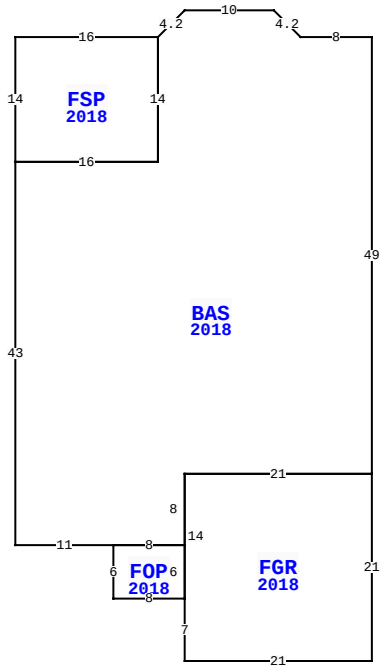
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,927	100	1,927	209,375
FGR	441	55	243	26,403
FOP	48	30	14	1,521
FSP	224	40	90	9,779
TOTALS	2,640		2,274	247,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,274	122.3481	110.42	251,095	2018	2018	0	0	0	1.60	98.40

1 SINGLE FAM – 100% - 2022 Heated Area: 1927 HX Base Yr 2022



78694 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		247,077
TOTAL MARKET OB/XF VALUE		4,956
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		307,033
SOH/AGL Deduction		111,910
ASSESSED VALUE		195,123
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,123
TOTAL JUST VALUE		307,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007664	CO ISSUED	0	03/28/2018
17007664	NEW CONSTR	252,481	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2519/1501	12/05/2021	WD	Q	I	01	376,000
GRANTOR: TERRY ROGER II						
GRANTEE: SKALESKI JEFFREY J						
2232/1931	10/22/2018	WD	Q	I	02	268,000
GRANTOR: GROGAN CHAD E JR & AN						
GRANTEE: TERRY ROGER II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W8 U3 L3 W10 D3 L3 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$.

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	778.00	SF	6.50	6.50	100	2018	2018	3	98	4,956	

LAND DESCRIPTION

TOTAL OB/XF 4,956

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 12/06/2018 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS