LOT 75
PLUMMER CREEK PHASE TWO B
PBK 8/170

GYAMFI KOFI ADU/THOMPSON CASSANDRA DEE
78742 GOLDFINCH LN
YULEE, FL 32097

2023

12-2N-26-1603-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

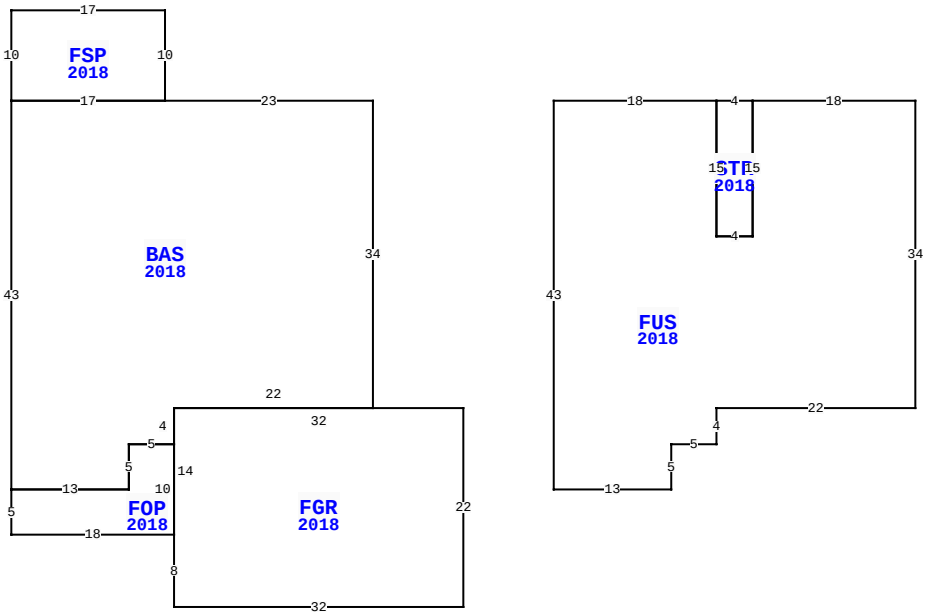
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100	1,497	151,053
FGR	704	55	387	39,049
FOP	115	30	34	3,431
FSP	170	40	68	6,862
FUS	1,437	100	1,437	144,998
STR	60	10	6	606
TOTALS	3,983		3,429	345,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,429	113.5050	102.44	351,267	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2934 HX Base Yr 2022



78742 GOLDFINCH LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		345,998
TOTAL MARKET OB/XF VALUE		5,972
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		406,970
SOH/AGL Deduction		54,241
ASSESSED VALUE		352,729
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		302,729
TOTAL JUST VALUE		406,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1800061	CO ISSUED	0	05/29/2018
1800061	NEW CONSTR	390,602	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0404	12/23/2021	WD	Q	I	01	470,000
GRANTOR: CHESLER RICHARD III &						
GRANTEE: GYAMFI KOFI ADU & C						
2200/0058	5/30/2018	WD	Q	I	02	346,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CHESLER RICHARD M I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W23 FSP=[YR=2018] N10 W17 S10 E17$ W17 S43 FOP=[YR=2018] S5 E18 FGR=[YR=2018] S8 E32 N22 W32 S14 $ N10 W5 S5 W13$ E13 N5 E5 N4 E22 N34$ PTR=E20 FUS=[YR=2018] E18 STR=[YR=2018] E4 S15 W4 N15$ S15 E4 N15 E18 S34 W22 S4 W5 S5 W13 N43$ 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	0812	CONCRETE C	0	100	0	0	1,125.00	SF	4.00	4.00	100	2018	2018	3	98	4,410	
2	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	100	2018	2018	3	95	1,277	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 5,972

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