

LOT 76
IN OR 2149/1424
PLUMMER CREEK PHASE TWO B

DAY BRITTANY N & JEFFREY P
78750 GOLDFINCH LANE
YULEE, FL 32097

2023

12-2N-26-1603-0076-0000



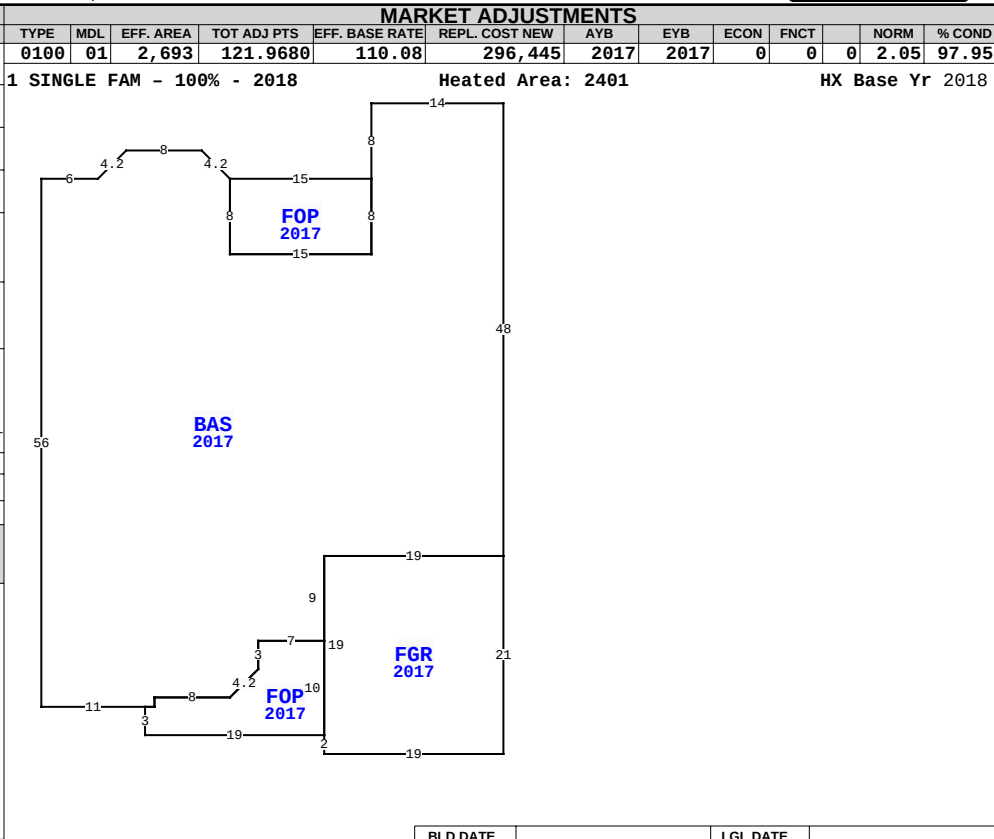
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	2,401	100	2,401	258,884
FGR	399	55	219	23,614
FOP	120	30	36	3,882
FOP	122	30	37	3,990
TOTALS	3,042		2,693	290,368

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	698.00	SF	6.50	6.50	
2	0462	ST/AL FNC	0	100	0	0	468.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	440.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



78750 GOLDFINCH LN, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					290,368				
TOTAL MARKET OB/XF VALUE					13,387				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					358,755				
SOH/AGL Deduction					93,787				
ASSESSED VALUE					264,968				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					214,968				
TOTAL JUST VALUE					358,755				
NCON VALUE					8,986				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					294,408				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007205	CO ISSUED	0	08/09/2017
17001897	NEW CONSTR	186,673	04/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2149/1424	9/29/2017	WD	Q	I	01	284,000	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:DAY BRITTANY N & JE							
2115/0680	4/21/2017	WD	Q	V	05	247,000	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W14 S8 FOP=[YR=2017] W15 S8 E15 N8\$ S8 W15 N8 U3 L3 W8 D3 L3 W6 S56 E11 FOP=[YR=2017] S3 E19 FGR=[YR=2017] S2 E19 N21 W19 S19\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N9 E19 N48\$.									