LOT 22
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

BUNCH RYAN DAVID & HAYLEY ELISE
78558 GOLDFINCH LANE
YULEE, FL 32097

2023

12-2N-26-1604-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

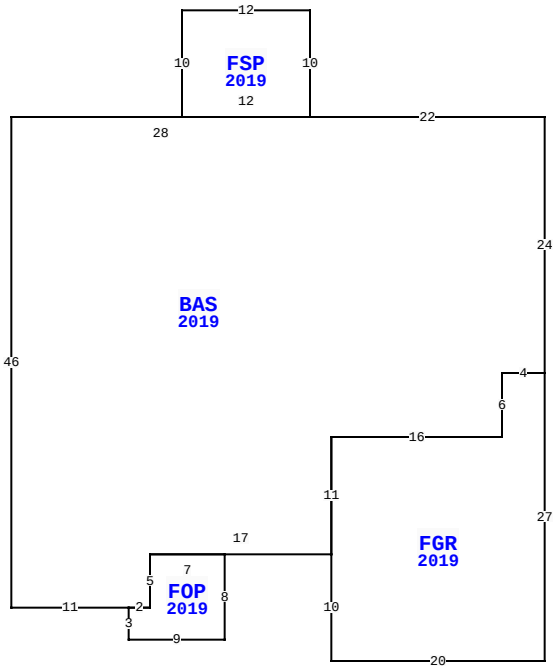
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100	1,871	202,133
FGR	444	55	244	26,361
FOP	62	30	19	2,053
FSP	120	40	48	5,186
TOTALS	2,497		2,182	235,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,182	121.5249	109.68	239,322	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1871 HX Base Yr 2021



78558 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		235,732
TOTAL MARKET OB/XF VALUE		8,765
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		299,497
SOH/AGL Deduction		50,650
ASSESSED VALUE		248,847
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		193,847
TOTAL JUST VALUE		299,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004130	CO ISSUED	0	10/29/2019
19004130	NEW CONSTR	254,216	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2337/0939	1/31/2020	WD	Q	I	01	265,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BUNCH RYAN DAVID &						
2277/0539	5/24/2019	WD	Q	V	05	300,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W22 FSP=[YR=2019] N10 W12 S10 E12$ W28 S 46 E11 FOP=[YR=2019] S3 E9 N8 W7S5 W2$ E2 N5 E17 FGR=[YR=2019] S10 E20 N27 W4 S6 W16 S11$ N11 E16 N6 E4 N24$.

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	732.00	SF	6.50	6.50	100	2019	2019	3	99	4,710	
2	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2019	2019	3	96	4,055	

LAND DESCRIPTION

TOTAL OB/XF 8,765

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 05/07/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS