

LOT 23
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

TANIS TAMARA F
78571 GOLDFINCH LN
YULEE, FL 32097

2023

12-2N-26-1604-0023-0000



BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC	100	0100	01	2,011	126.6699	114.32	229,898	2019	2019	0	0	0	1.50	98.50	STANDARD												
Roof Structur	03	GABLE/HIP	100	1 SINGLE FAM - 100% - 2020													Heated Area: 1722												
Roof Cover	03	COMP SHNGL	100														HX Base Yr 2020												
Interior Wall	08	DECORATIVE	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				5015.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,722	100	1,722	193,906																									
FGR	440	55	242	27,250																									
FOP	42	30	13	1,464																									
FOP	112	30	34	3,829																									
TOTALS				2,316		2,011	226,450																						
EXTRA FEATURES				78571 GOLDFINCH LN, YULEE																									
L N	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	809.00	SF	6.50	6.50	100	2019	2019	3	99	5,206													
2	0476	VF 6 SBPL	1	100	0	0	225.00	LF	32.00	32.00	100	2023	2022		100	7,200													
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300													
4	0855	CONC PAVER	1	100	0	0	875.00	SF	10.00	10.00	100	2023	2022		100	8,750													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																													