

LOT 38
PLUMMER CREEK PHASE TWO B
PBK 8/170

VALENTINE DAVID & TINA
78697 GOLDFINCH LANE
YULEE, FL 32097

2024

12-2N-26-1603-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

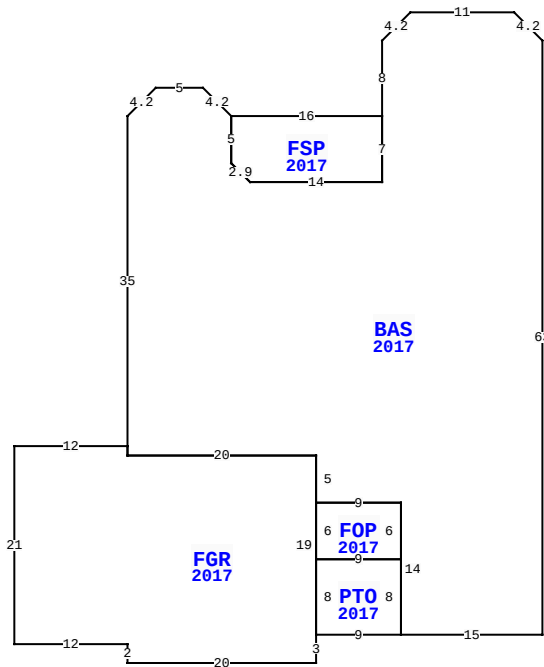
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2,006	224,942
FGR	692	55	381	42,724
FOP	54	30	16	1,794
FSP	110	40	44	4,934
PTO	72	5	4	449
TOTALS	2,934		2,451	274,843

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,026.00	SF	5.20	5.20	
2	0855	CONC PAVER	0	100	0	0	642.00	SF	10.00	10.00	
3	0462	ST/AL FNC	0	100	0	0	712.00	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		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,451	121.0608	115.01	281,890	2017	2017	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2020											
Heated Area: 2006											
HX Base Yr 2020											



78697 GOLDFINCH LN, YULEE											
TOTAL OB/XF 18,295											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		274,843	
TOTAL MARKET OB/XF VALUE		18,295	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		348,138	
SOH/AGL Deduction		132,599	
ASSESSED VALUE		215,539	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		165,539	
TOTAL JUST VALUE		348,138	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		336,013	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000648	CO ISSUED	0	07/24/2017
17000648	NEW CONSTR	0	03/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2267/0918	4/05/2019	WD	Q	I	01
GRANTOR: SHAW PATRICK & MILLIC					
GRANTEE: VALENTINE DAVID & T					
2138/0654	7/25/2017	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: SHAW PATRICK & STEL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] U3 L3 W11 D3 L3 S8 FSP=[YR=2017] W16 S5 D2 R2 E14 N7\$ S7 W14 U2 L2 N5 U3 L3 W5 D3 L3 S35 FGR=[YR=2017] W12 S21 E12 S2 E20 N3 PTO=[YR=2017] E9 N8 FOP=[YR=2017] N6 W9 S6 E9\$ W9 S8 \$ N19 W20 N1 \$ S1 E20 S5 E9 S14 E15 N63\$.											