

LOT 42
IN OR 2133/1614
PLUMMER CREEK PHASE TWO B

DIAZ JORGE MIGUEL & LESLIE
78659 GOLDFINCH LN
YULEE, FL 32097

2024

12-2N-26-1603-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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
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NEIGHBORHOOD/LOC	5014.00
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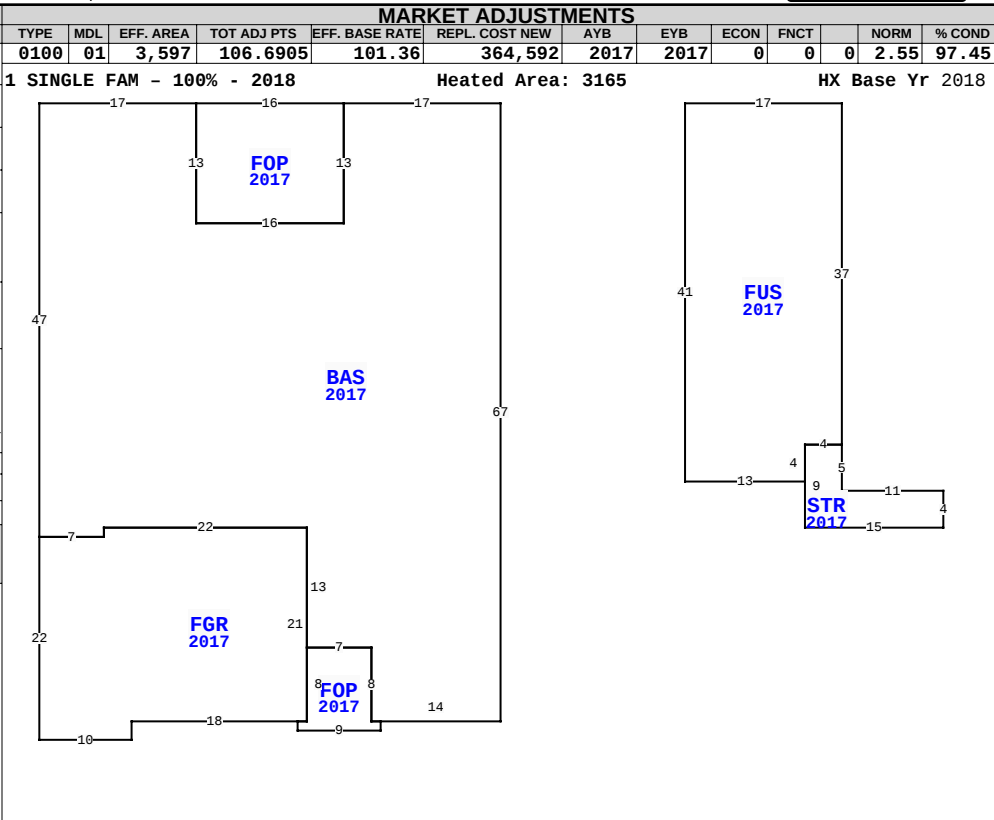
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2,484	245,358
FGR	622	55	342	33,781
FOP	65	30	20	1,975
FOP	208	30	62	6,124
FUS	681	100	681	67,266
STR	80	10	8	790

TOTALS	4,140		3,597	355,295
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES
1	0810	CONCRETE A	0 100	
2	0476	VF 6 SBPL	0 100	
3	0470	VNYL GATE	0 100	
4	0462	ST/AL FNC	0 100	
5	0463	FENCE GATE	0 100	
6	0810	CONCRETE A	0 100	

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	NOTES
1	000100	C	SFR	



78659 GOLDFINCH LN, YULEE

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

TOTAL OB/XF															13,169
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				355,295	
TOTAL MARKET OB/XF VALUE				13,169	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				423,464	
SOH/AGL Deduction				116,606	
ASSESSED VALUE				306,858	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				256,858	
TOTAL JUST VALUE				423,464	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				407,602	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000659	CO ISSUED	0	07/13/2017
17000659	NEW CONSTR	0	03/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2133/1614	7/14/2017	WD	Q	I	02
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: DIAZ JORGE MIGUEL &					
2097/0670	1/25/2017	WD	Q	V	05
GRANTOR: BWC LAND PLUMMER LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES				

BUILDING DIMENSIONS				
BAS=[YR=2017] W17 FOP=[YR=2017] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2017] S22 E10 N2 E18 FOP=[YR=2017] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E14 N67\$ PTR=E20 FUS=[YR=2017] E17 S37 STR=[YR=2017] S5 E11 S4 W15 N9 E4\$ W4 S4 W13 N41\$ W20\$.				