

LOT 43
PLUMMER CREEK PHASE TWO B
PBK 8/170

ROWLAND KIEL & ALICIA
78651 GOLDFINCH LN
YULEE, FL 32097

2024

12-2N-26-1603-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

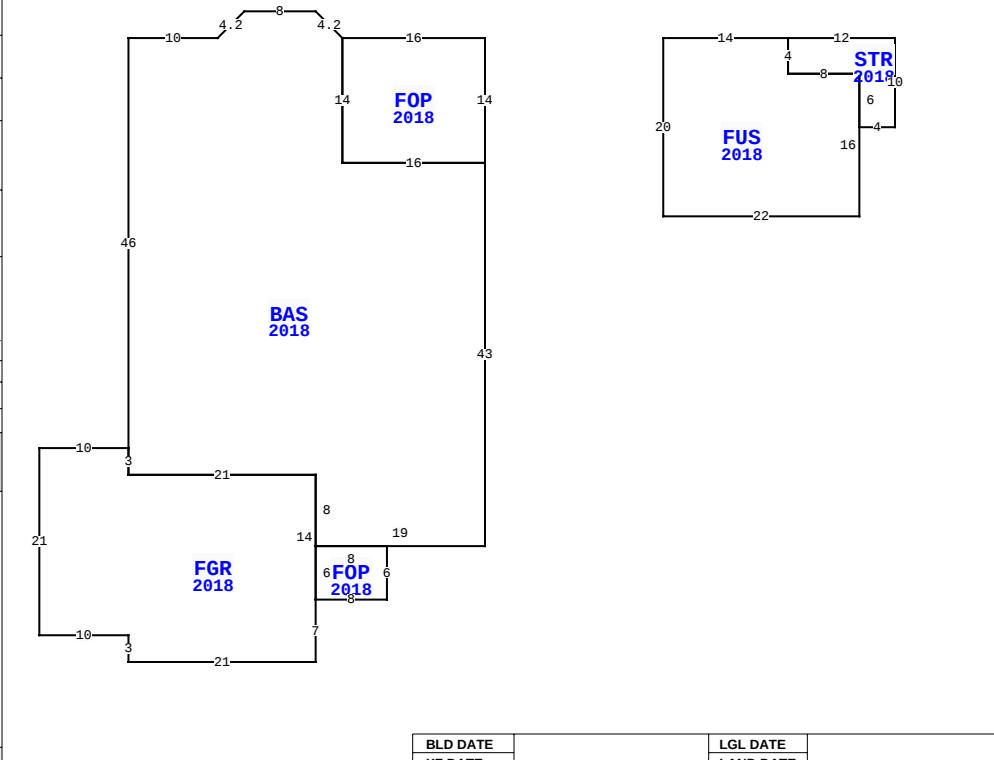
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,921	100	1,921	222,633
FGR	651	55	358	41,490
FOP	48	30	14	1,623
FOP	224	30	67	7,765
FUS	408	100	408	47,285
STR	72	10	7	811

TOTALS	3,324		2,775	321,609
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,106.00	SF	5.20
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,775	124.4880	118.26	328,172	2018	2018	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2019				Heated Area: 2329				HX Base Yr 2019				



78651 GOLDFINCH LN, YULEE												
BLD DATE			LGL DATE									
XF DATE			LAND DATE									
INC DATE			AG DATE									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		321,609	
TOTAL MARKET OB/XF VALUE		7,539	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		384,148	
SOH/AGL Deduction		140,628	
ASSESSED VALUE		243,520	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		193,520	
TOTAL JUST VALUE		384,148	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,710	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007394	CO ISSUED	0	04/04/2018
17007394	NEW CONSTR	307,261	12/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2190/0146	4/12/2018	WD Q	I	02	311,400
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: ROWLAND KIEL & ALIC					
2155/0759	10/26/2017	WD Q	V	05	187,000
GRANTOR: BWC LAND PLUMMER LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2018] W16 BAS=[YR=2018] U3 L3 W8 D3 L3 W10 S46 FGR=[YR=2018] W10 S21 E10 S3 E21 N7 FOP=[YR=2018] E8 N6 W8 S6\$ N14 W21 N3\$ S3 E21 S8 E19 N43 W16 N14\$ S14 E16 N14\$ PTR= E20 FUS=[YR=2018] E14 STR=[YR=2018] E12 S10 W4 N6 W8 N4\$ S4 E8 S16 W22 N20\$ W20\$.									

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