

LOT 46
IN OR 2149/1388
PLUMMER CREEK PHASE TWO B

ROBERTS ZOYA & STEPHEN
78627 GOLDFINCH LANE
YULEE, FL 32097

2024

12-2N-26-1603-0046-0000



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 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	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	1,982	226,579
FGR	440	55	242	27,665
FOP	54	30	16	1,829
FOP	246	30	74	8,460
TOTALS	2,722		2,314	264,533

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	756.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
4	0462	ST/AL FNC	0	100	0	0	216.00	SF	10.00	10.00	
5	0911	SCRN RM A	0	100	0	0	949.00	SF	17.50	17.50	
6	0861	POOL GUNIT	0	100	0	0	345.00	SF	85.00	85.00	
7	0855	CONC PAVER	0	100	0	0	604.00	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	D T
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	2,314	123.4800	117.31	271,455	2017	2017	0	0	2.55	97.45
1 SINGLE FAM - 100% - 2018 Heated Area: 1982 HX Base Yr 2018											
78627 GOLDFINCH LN, YULEE											

TOTAL OB/XF											
58,765											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				264,533			
TOTAL MARKET OB/XF VALUE				58,765			
TOTAL LAND VALUE - MARKET				55,000			
TOTAL MARKET VALUE				378,298			
SOH/AGL Deduction				103,777			
ASSESSED VALUE				274,521			
TOTAL EXEMPTION VALUE			HX HB		50,000		
BASE TAXABLE VALUE				224,521			
TOTAL JUST VALUE				378,298			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				367,588			
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