LOT 54
IN OR 2208/1113
PLUMMER CREEK PHASE TWO B

ANDRADE BRIAN & JULIENNE P
78574 GOLDFINCH LN
YULEE, FL 32097

2024

12-2N-26-1603-0054-0000

BUILDING CHARACTERISTICS

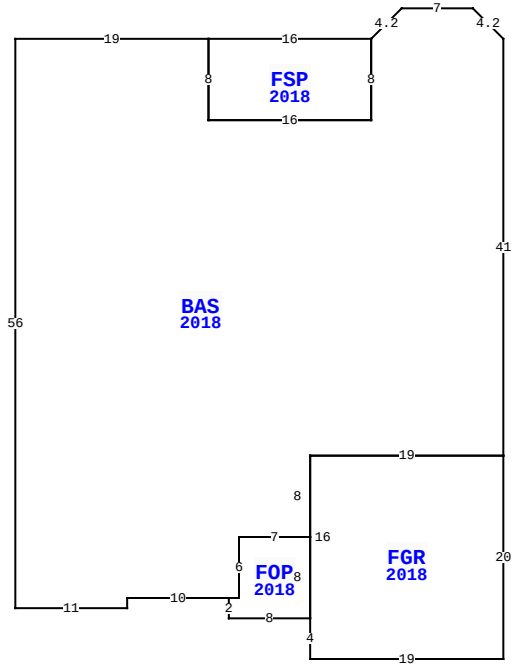
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,245	100	2,245	237,909
FGR	380	55	209	22,148
FOP	58	30	17	1,802
FSP	128	40	51	5,404
TOTALS	2,811		2,522	267,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,522	114.4080	108.69	274,116	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2245 HX Base Yr 2019



78574 GOLDFINCH LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,263
TOTAL MARKET OB/XF VALUE		8,599
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		330,862
SOH/AGL Deduction		86,922
ASSESSED VALUE		243,940
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,940
TOTAL JUST VALUE		330,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001683	CO ISSUED	0	06/26/2018
18001683	NEW CONSTR	289,796	03/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2208/1113	6/27/2018	WD	Q	I	01	308,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ANDRADE BRIAN & JUL						
2174/1911	1/25/2018	WD	Q	V	05	270,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W7 D3 L3 FSP=[YR=2018] W16 S8 E16 N8$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2018] S2 E8 FGR=[YR=2018] S4 E19 N20 W19 S16$ N8 W7 S6 W1$ E1 N6 E7 N8 E19 N41$.

EXTRA FEATURES

LN	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	718.00	SF	6.50	6.50	100	2018	2018	3	97	4,527	
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2018	2018	3	94	3,790	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 8,599

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS