

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,235	118.7466	112.81	252,130	2018	2018	0	0	0	2.05	97.95		
1 SINGLE FAM - 100% - 2019 Heated Area: 1888 HX Base Yr 2019														

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

78582 GOLDFINCH LN, YULEE

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	1,888	100	1,888	208,619
FGR	441	55	243	26,851
FOP	48	30	14	1,547
FSP	224	40	90	9,945
TOTALS	2,601		2,235	246,961

EXTRA FEATURES																
L N	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			6.50	100	2018	2018	3	97	4,590	

TOTAL OB/XF 4,590

LAND DESCRIPTION														TOTAL OB/XF										
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	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							

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VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE			246,961		
TOTAL MARKET OB/XF VALUE			4,590		
TOTAL LAND VALUE - MARKET			55,000		
TOTAL MARKET VALUE			306,551		
SOH/AGL Deduction			80,480		
ASSESSED VALUE			226,071		
TOTAL EXEMPTION VALUE			HX HB 50,000		
BASE TAXABLE VALUE			176,071		
TOTAL JUST VALUE			306,551		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			295,449		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000839	CO ISSUED	0	06/14/2018
18000839	NEW CONSTR	247,719	02/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2205/0672	6/20/2018	WD Q	Q	I	01	265,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: AKINWANDE ADETOLA						
2174/1911	1/25/2018	WD Q	Q	V	05	270,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2018] W24 FSP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N21 W21 S14\$ N6 W8\$ E8 N8 E21 N49\$.