

HARDIN JAMES D & KATHERINE N
78590 GOLDFINCH LANE
YULEE, FL 32097

12-2N-26-1603-0056-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION08WD FR STUC 100IRREGULAR 10003COMP SHNGL 100DRYWALL 10011CLAY TILE 5014CARPET 50Air ConditionCentral 100Heating TypeAIR DUCTED 100Bedrooms5 100Bathrooms3 100FrameWOOD FRAME 100StoriesUnits2.2. 1000 100Occupancy00NONE 100Quality04Quality Level 04DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA05NEIGHBORHOOD/LOC5014.00BAS2,2271002,227232,137FGR3805520921,785FOP5830171,772FSP18440747,713FUS47610047649,617STR18102209TOTALS3,3433,005313,233EXTRA FEATURES78590 GOLDFINCH LN, YULEE

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND0100013,005112.5390106.91321,26520182018002.5097.501 SINGLE FAM - 100% - 2023Heated Area: 2703HX Base Yr 2023

NASSAU COUNTY PROPERTY VALUATION SUMMARY

PAGE 1 of 14VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE313,233TOTAL MARKET OB/XF VALUE9,861TOTAL LAND VALUE - MARKET55,000TOTAL MARKET VALUE378,094SOH/AGL Deduction3,156ASSESSED VALUE374,938TOTAL EXEMPTION VALUEHX HB VX55,000BASE TAXABLE VALUE319,938TOTAL JUST VALUE378,094NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE364,017SALES DATAOFF RECORD NumberDATETYPEINSTQUANTITYRSNCDSALE PRICE2580/01957/22/2022WDQI01485,000GRANTOR:VINER STACEY ANN J & GRANTEE:HARDIN JAMES D & KA2201/16365/31/2018WDQI01313,600GRANTOR:DREAM FINDERS HOMES L GRANTEEVINER STACEY ANN JBUILDING NOTESBUILDING DIMENSIONS BAS=[YR=2018] W13 FSP=[YR=2018] N4 W16 S12 E15 N8 E1\$ W1 S8 W15 N8 U3 L3 W7 D3 L3 W6 S56 E11 N1 E9 FOP=[YR=2018] S1 E9 FGR=[YR=2018] S4 E19 N20 W19 S16\$ N8 W7 S7 W2\$ E2 N7 E7 N8 E19 N40\$ PTR=E20 FUS=[YR=2018] E19 S26 W4 STR=[YR=2018] W3 N6 E3 S6\$ N6 W3 S6 W12 N26\$ W20\$.LAND DESCRIPTIONTOTAL OB/XF9,861LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITSUNITDPHTFACT% TOT UNITPRICEADJ UNITPRICELAND OTHER ADJUSTMENTSYEARDENSITYDECLFRZYR CONSRV1000100CSFR100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000REVIEW DATE04/30/2024BYKBATotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS