LOT 57
PLUMMER CREEK PHASE TWO B
PBK 8/170

**HARKESS BRENDAN**
78598 GOLDFINCH LANE
YULEE, FL 32097

**2024**

**12-2N-26-1603-0057-0000**

## BUILDING CHARACTERISTICS

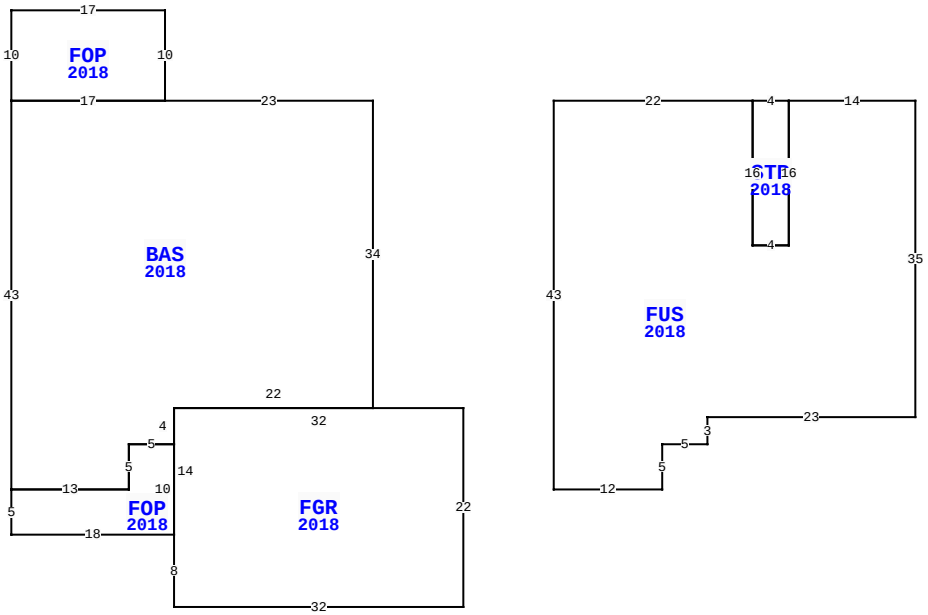
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 08 | CLAY TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3.5 100 |
| 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 | 1,497 | 100 | 1,497 | 166,045 |
| FGR | 704 | 55 | 387 | 42,926 |
| FOP | 115 | 30 | 34 | 3,771 |
| FOP | 170 | 30 | 51 | 5,657 |
| FUS | 1,447 | 100 | 1,447 | 160,499 |
| STR | 64 | 10 | 6 | 665 |
| TOTALS | 3,997 | | 3,422 | 379,563 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,422 | 119.2044 | 113.24 | 387,507 | 2018 | 2018 | 0 | 0 | 0 | 2.05 | 97.95 |

1 SINGLE FAM – 100% - 2020 Heated Area: 2944 HX Base Yr




78598 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 | | 379,563 |
| TOTAL MARKET OB/XF VALUE | | 10,479 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 445,042 |
| SOH/AGL Deduction | | 4,180 |
| ASSESSED VALUE | | 440,862 |
| TOTAL EXEMPTION VALUE | 13 | 440,862 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 445,042 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 428,021 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18000023 | CO ISSUED | 0 | 06/06/2018 |
| 18000023 | NEW CONSTR | 498,945 | 01/01/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2516/0272 | 11/16/2021 | QC | U | I | 11 | 100 |
| GRANTOR: HARKESS JAMIE A/K/A J | | | | | | |
| GRANTEE: HARKESS BRENDAN | | | | | | |
| 2305/1159 | 9/20/2019 | WD | Q | I | 01 | 370,000 |
| GRANTOR: KETTLER MATTHEW & LIN | | | | | | |
| GRANTEE: HARKESS BRENDAN MIC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W23 FOP=[YR=2018] N10 W17 S10 E17$ W17 S43 FOP=[YR=2018] S5 E18 FGR=[YR=2018] S8 E32 N22 W32 S14 $ N10 W5 S5 W13$ E13 N5 E5 N4 E22 N34$ PTR=E20 FUS=[YR=2018] E22 STR=[YR=2018] E4 S16 W4 N16$ S16 E4 N16 E14 S35 W23 S3 W5 S5 W12 N43$ W20$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,127.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 97 | 5,685 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 150.00 | LF | 32.00 | 32.00 | 100 | 2018 | 2018 | 3 | 94 | 4,512 | |
| 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 10,479

| 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 02/06/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS